

From: [Rosenberg, Julie \(BOA\)](#)
To: [Longaway, Alec \(BOA\)](#); [Mejia, Xiomara \(BOA\)](#)
Cc: [BoardofAppeals \(PAB\)](#)
Subject: FW: Code interpretation of SFBC section 106A.1 (Appeal No. 23-046 @ 1331-1333 Church ST.)
Date: Monday, January 8, 2024 4:13:05 PM

Hi Alec and Xiomara: Please include this email with the supporting documents online and the case file for this appeal.

Thank you,
Julie

Julie Rosenberg
Executive Director
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: 628-652-1151
Email: julie.rosenberg@sfgov.org

From: Fessler, Thomas (DBI) <thomas.fessler@sfgov.org>
Sent: Monday, January 8, 2024 3:59 PM
To: Fessler, Thomas (DBI) <thomas.fessler@sfgov.org>
Cc: Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>
Subject: RE: Code interpretation of SFBC section 106A.1

Hi Matt,

Just to clarify my previous email only one building permit for stairway repair at 1331-1333 Church St would be required.

THOMAS FESSLER

Senior Building Inspector
Permit Services - Department of Building Inspection
(628) 652-3721
SFDBI.org
[Sign up for our customer email list](#)

From: Fessler, Thomas (DBI)
Sent: Friday, January 5, 2024 2:38 PM
To: Greene, Matthew (DBI) <matthew.greene@sfgov.org>
Subject: RE: Code interpretation of SFBC section 106A.1

Hi Matt,

The stairway in question is designed to be self-supporting and not be reliant on the neighboring building for any reason. Fasteners crossing the property line is not allowed under the building code so removing them would not require a building permit. Unfortunately, the plans seem to have the support of the new handrails being attached to the neighbor's property which is not code compliant.

There are cases that require building permits for both adjacent properties. This is most commonly occurs below grade for example retaining wall tie-back, geo-grouting of sandy soils and increasing the size of foundations.

THOMAS FESSLER

Senior Building Inspector
Permit Services - Department of Building Inspection
Secretary to th Code Advisory Committee
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[Sign up for our customer email list](#)

From: Greene, Matthew (DBI) <matthew.greene@sfgov.org>
Sent: Thursday, November 16, 2023 4:05 PM
To: Fessler, Thomas (DBI) <thomas.fessler@sfgov.org>
Cc: Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>
Subject: Code interpretation of SFBC section 106A.1

Tom,

To follow up on our conversation this morning, the Board of Appeals has requested an interpretation of San Francisco Building Code Section: **106A.1 Permits required:** "Except as specified in Section [106A.2](#), no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Building Official."

In particular, the question is whether this code section requires that two permits be obtained for the exterior stair repair at 1331-1333 Church Street. Building permit application # 202306291194 was issued to the property owner of 1331-1333 Church. The owners of the adjacent property (1325-1327 Church Street), assert that there are some fasteners that penetrate their property line wall. As such, they believe that a second permit for the repairs is required to be issued under their address. Other than the fasteners (and I am uncertain as to the number of fasteners), the stair structure is on the 1331-1333 Church Street side of the property line. The stairs serve only 1331-1333 Church Street.

The case has been continued until January 10, 2023. So if could get an interpretation by the end of the year to submit to the Board, that would be ideal.

The appeal brief and the approved plans are attached.

For your reference, the hearing can be viewed at the link below:

https://sanfrancisco.granicus.com/player/clip/44901?view_id=6&redirect=true&h=a39ce45a98220cb4cd2f5df487c6d0ef

The relevant item is item # 5.

If you need more info or would like to discuss, please let me know.

Thank you,

Matt Greene
Acting Deputy Director
Inspection Services
Department of Building Inspection
49 South Van Ness Avenue, 4th Floor
San Francisco, CA 94103
(628) 652-3637
[SF.gov/DBI](https://sf.gov/DBI)
[Sign up](#) for customer updates

FIRE EGRESS STAIRS REPAIR

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CALIFORNIA 94114

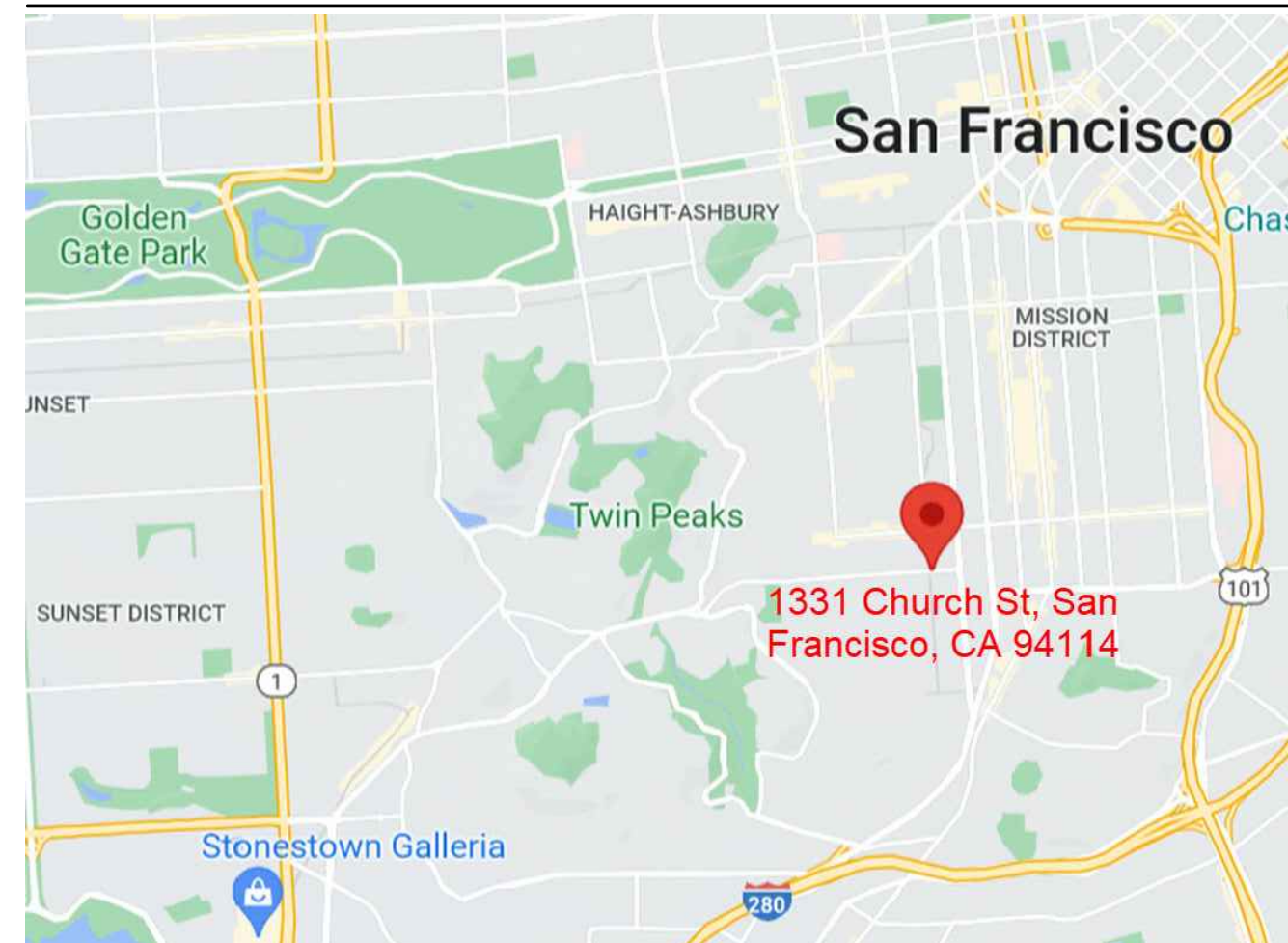
PARCEL NO.: 6550/025



COVER SHEET
&
PROJECT
INFORMATION

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

SITE LOCATION MAP



PROJECT TEAM

CLIENT:
MR. KEN CHIN
OWNER
1331 CHURCH STREET
SAN FRANCISCO, CA 94114
T: (408) 410-6876

ENGINEERING FIRM:
ECR ENGINEERING
1592 UNION ST. BOX #489
SAN FRANCISCO, CA 94123
T: (415) 205-3804
Email: ecrengineering@gmail.com

GENERAL CONTRACTOR:
T.B.D.

PROJECT SCOPE

THE PROPOSED SCOPE OF WORK IS TO DO STRUCTURAL REPAIR ON THE EXISTING NON-COMPLIANT FIRE EGRESS STAIRS AND LANDINGS IN THE LIGHT WELL DUE TO THE DRY-ROT DAMAGE. NO CHANGE IN THE SIZE OR ORIENTATION OF THE STAIRS.

THE SCOPE OF WORK INCLUDES THE FOLLOWING CONSTRUCTION:

- REPLACING THE DRY-ROTTED WOOD FRAMING IN KIND.
- REPLACING (E) POST & FOOTING IN KIND.
- REPLACING (E) STRINGERS IN KIND.
- REPLACING EXISTING HANDLE-BARS WITH NEW HANDRAILS.
- ADDING NEW GUARDRAILS.

SEE PLANS FOR MORE DETAILS.

DRAWING INDEX

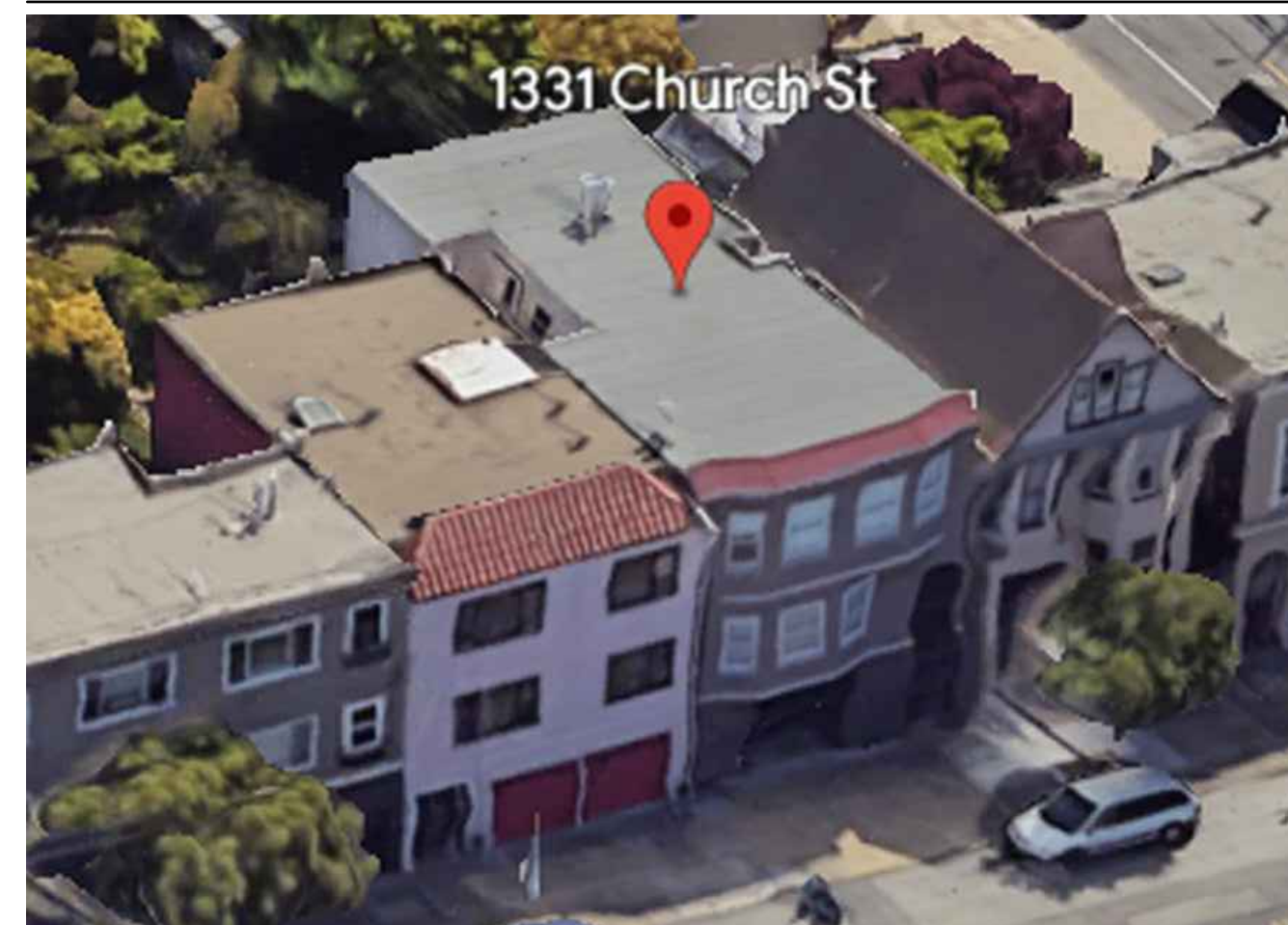
A0.1 COVER SHEET & PROJECT INFORMATION
A1.1 SITE PLAN & EXISTING & PROPOSED SIDE ELEVATION
A1.2 EXISTING & PROPOSED GROUND FLOOR PLAN
A1.3 EXISTING & PROPOSED 2ND FLOOR PLAN
A1.4 EXISTING & PROPOSED 3RD FLOOR PLAN

A2.1 PHOTOS
S0.1 GENERAL NOTES
S0.2 GENERAL NOTES

S1.1 GROUND FLOOR/FOUNDATION PLAN & PARTIAL 2ND FLOOR FRAMING PLAN & PARTIAL 3RD FLOOR FRAMING PLAN

S.2.1 DETAILS

SITE AERIAL IMAGE



CODE COMPLIANCE AND PROJECT INFORMATION

THE PROJECT IS LOCATED IN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE DESIGN WILL BE IN ACCORDANCE WITH THE FOLLOWING BUILDINGS CODES AND DESIGN STANDARDS:

- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 SAN FRANCISCO FIRE CODE
- 2022 SAN FRANCISCO EXISTING BUILDING CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 15TH EDITION
- AMERICAN CONCRETE INSTITUTE, ACI 318-19
- 2018 AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION (NDS)
- 2018 AMERICAN WOOD COUNCIL SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

THE BUILDING PROPERTIES ARE:

LOT SIZE: 2,796 SF
BUILDING AREA: 2,920 SF
ORIGINAL CONST DATE: 1925
ORIGINAL BUILDING CODE: PRE-CODE
PROPERTY CLASS: 2-UNIT
CONSTRUCTION TYPE: V-B
OF UNITS: 2
OF STORIES: 3
OCCUPANCY: R3
SPRINKLERS: NON-SPRINKLERED

FIRE SAFETY NOTES:

- ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION.
- ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION.
- ALL PENETRATIONS TO BE SEALED WITH APPROVED METHODS & MATERIALS.
- MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION.

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required in addition to the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 628-652-3407. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. **The permit will not be finalized without compliance with the special inspection requirements.**

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

- Telephone: (628) 652-3407
- Email: dbi.specialinspections@sfgov.org
- In person: 49 South Van Ness Ave - Suite 400

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
49 South Van Ness Ave - Suite 400 - San Francisco CA 94103
Office (628) 652-3407 - www.sfdbi.org

Updated 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS, 1331 Church Street APPLICATION NO. ADDENDUM NO.
OWNER NAME Mr. Ken Chin OWNER PHONE NO. (408) 410 - 6876

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- | | | |
|---|---|---|
| 1. [x] Concrete (Placement & sampling) | 6. [] High-strength bolting | 18. Bolts Installed in existing concrete or masonry: |
| 2. [] Bolts installed in concrete | 7. [] Structural masonry | [] Concrete [] Masonry |
| 3. [] Special moment - Resisting concrete frame | 8. [] Reinforced gypsum concrete | [] Pull/torque tests per SFBC Sec. 507C & 515C |
| 4. [x] Reinforcing steel with pre-tensioning/epoxy | 9. [] Insulating concrete fill | 19. [] Shear walls and floor systems used as shear diagrams |
| 5. Structural welding: | 10. [] Spray-on fireproofing | |
| A. Periodic visual inspection | 11. [] Piling, drilled piers and caissons | 20. [] Holdowns |
| [] Single pass fillet welds 5/16" or smaller | 12. [] Shotcrete | 21. Special cases: |
| [] Steel deck | 13. [] Special grading, excavation and filling | [] Shoring |
| [] Welded studs | (Geo. Engineered) | [] Underpinning [] Not affecting adjacent property |
| [] Cold formed studs and joists | 14. [] Smoke-control system | [] Affecting adjacent property: PA |
| [] Stair and railing systems | 15. [] Demolition | [] Others |
| [] Reinforcing steel | 16. [] Exterior Facing | 22. [] Crane safety (Apply to the operation of tower cranes on high-rise building) |
| B. Continuous visual inspection and NDT (Section 1704) | 17. Retrofit of unreinforced masonry buildings: | (Section 1705.22) |
| [] All other welding | [] Testing of mortar quality and shear tests | |
| [] NDT exception: Fillet weld | [] Inspection of reuniting operations | 23. [] Others: "As recommended by professional of record" |
| [] Reinforcing steel; and [] NDT required | [] Installation inspection of new shear bolts | |
| [] Moment-resisting frames | [] Pre-installation inspection for embedded | |
| [] Others | [] Pull/torque tests per SFBC Sec. 1607C & 1615C | |
24. Structural observation per Sec. 1704.6 (SFBC) for the following: [] Foundations [] Steel framing
[] Concrete construction [] Masonry construction [] Wood framing
[] Other:
25. Certification is required for: [] Glu-lam components
[] Firestops in high-rise building

Prepared by: Engin Yagmur Phone: (415) 205 - 3804
Engineer/Architect of Record

Required information:
FAX: () Email: ecrengineering@gmail.com

Review by: DBI Engineer or Plan Checker Phone: (628) 652-

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

Updated 10/05/2020

REVISIONS DATE



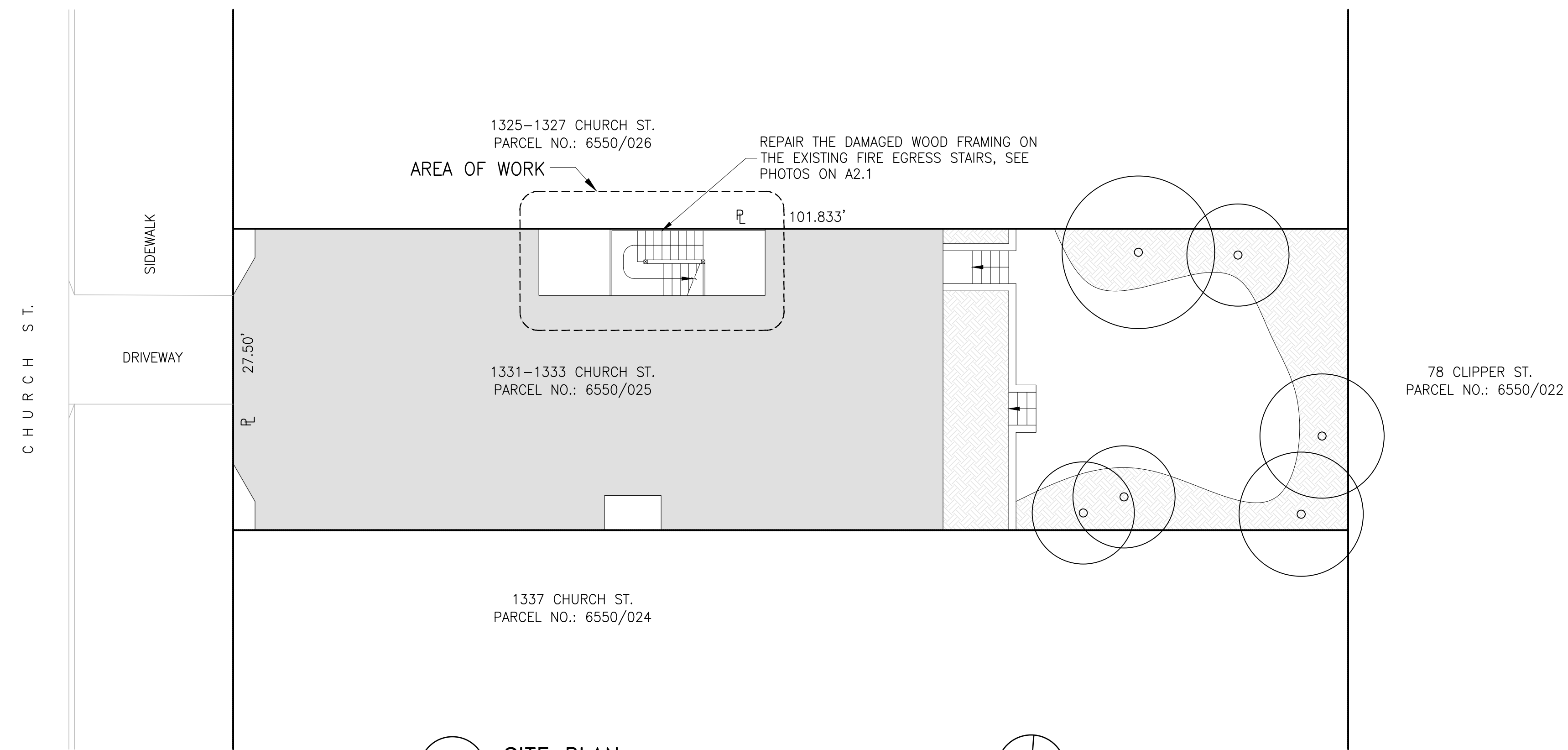
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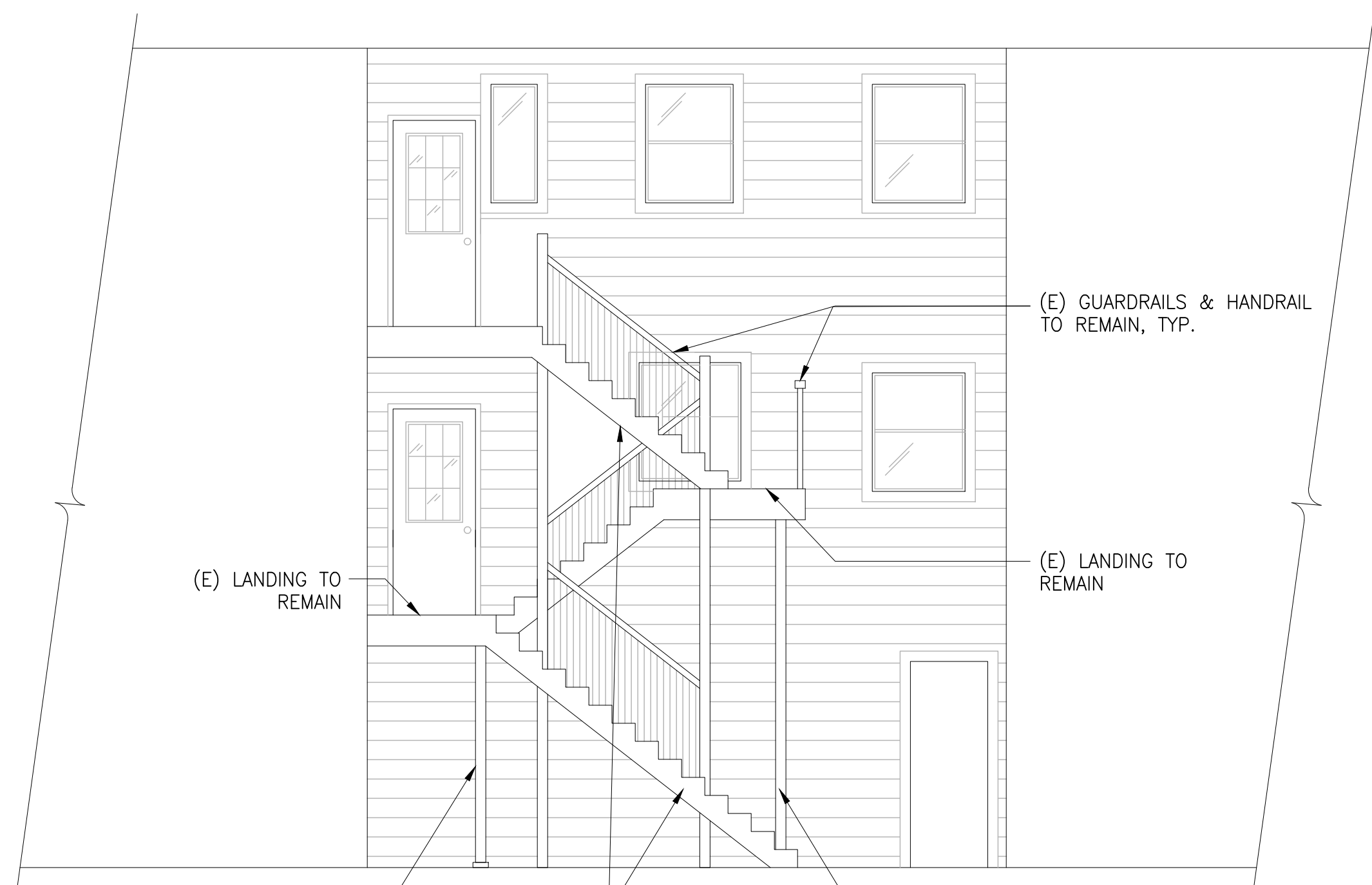
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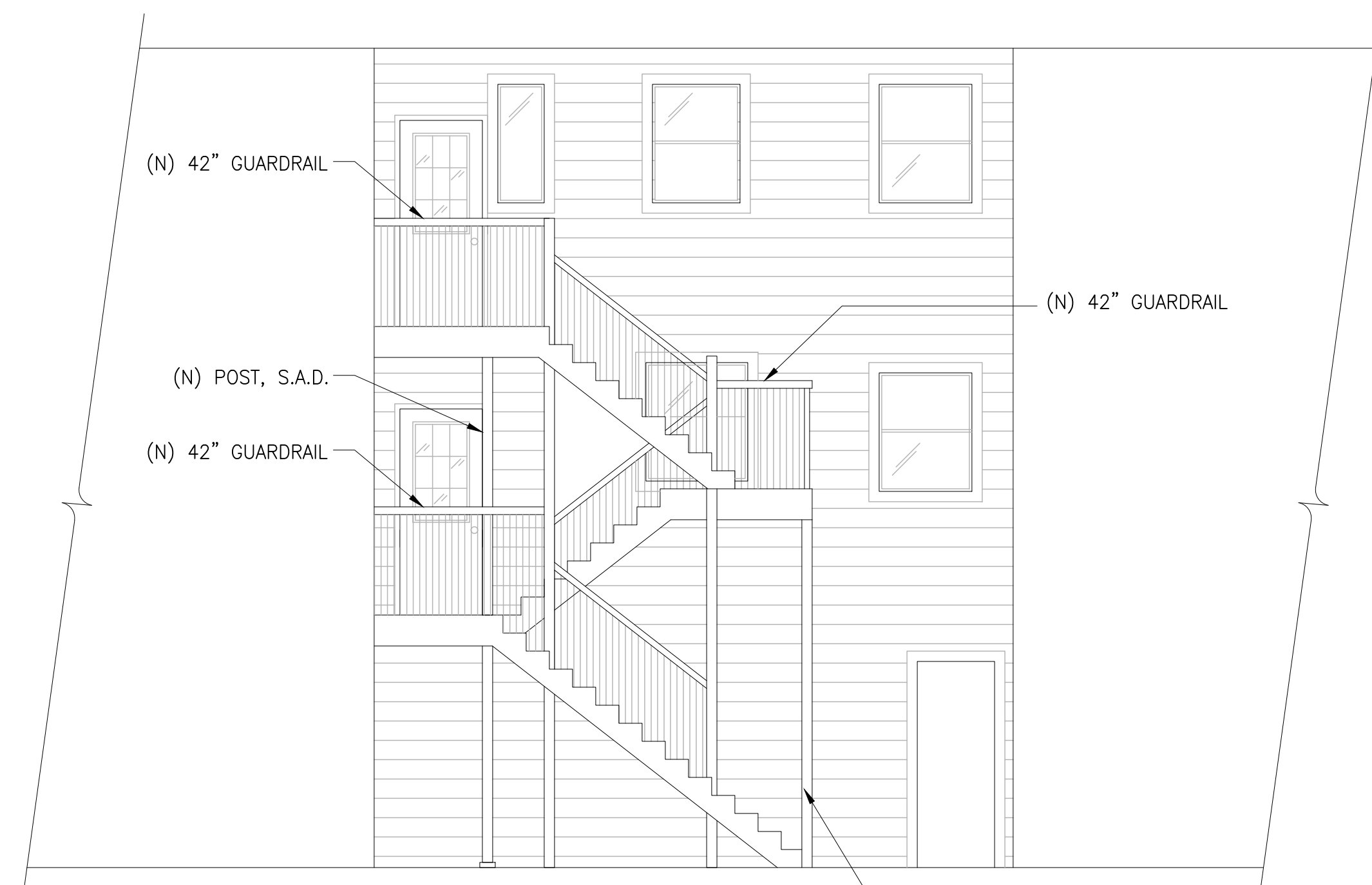
DATE: 6/12/2023



SITE PLAN
SCALE: 1/8"=1'-0"
N



EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



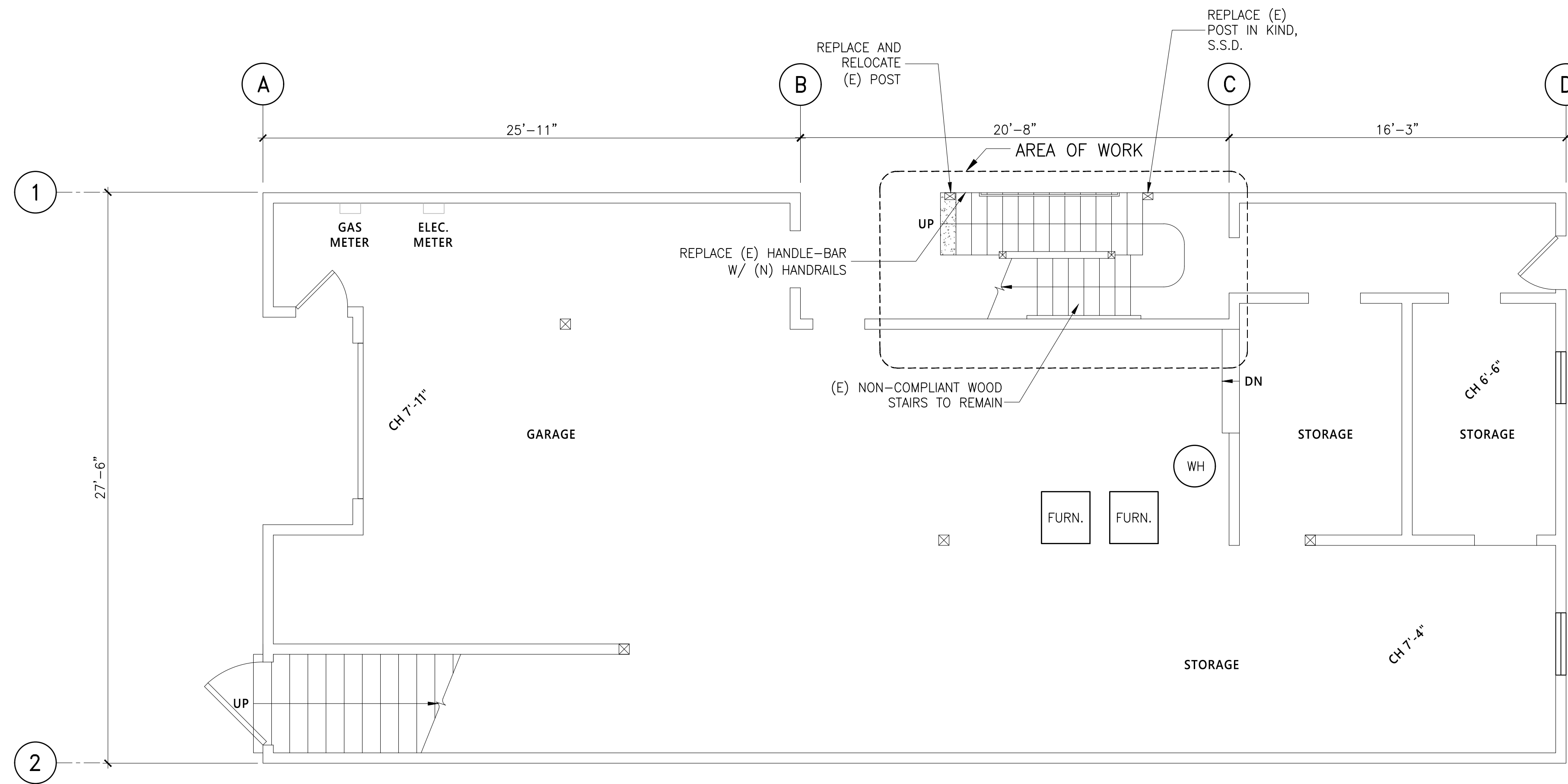
PROPOSED SIDE ELEVATION
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REVISIONS	DATE

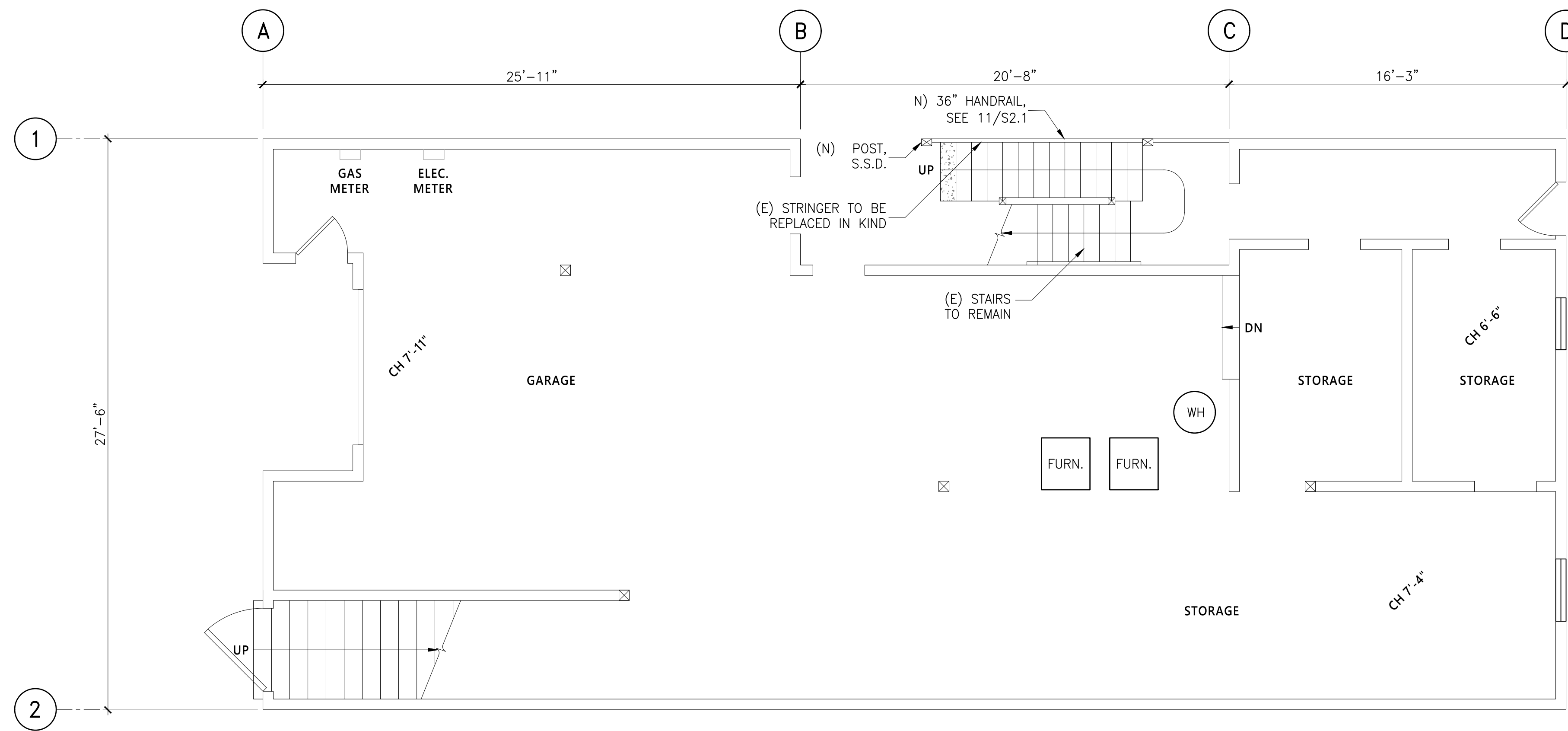


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A1.1

SCALE: AS SHOWN
DRAWN BY: EKB
DATE: 6/12/2023



EXISTING GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
- (N) HANDRAILS SHALL BE 36" HIGH ABOVE NOSING. HANDRAILS PER CBC1011, WITH PICKET SPACING TO BE LESS THAN 4". FOR TYPICAL GUARDRAIL, SEE DETAIL 7/S2.1.



EXISTING & PROPOSED GROUND FLOOR PLANS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

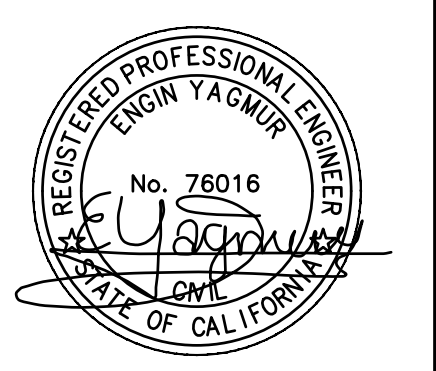
REVISIONS	DATE



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DATE: 6/12/2023

REVISIONS	DATE

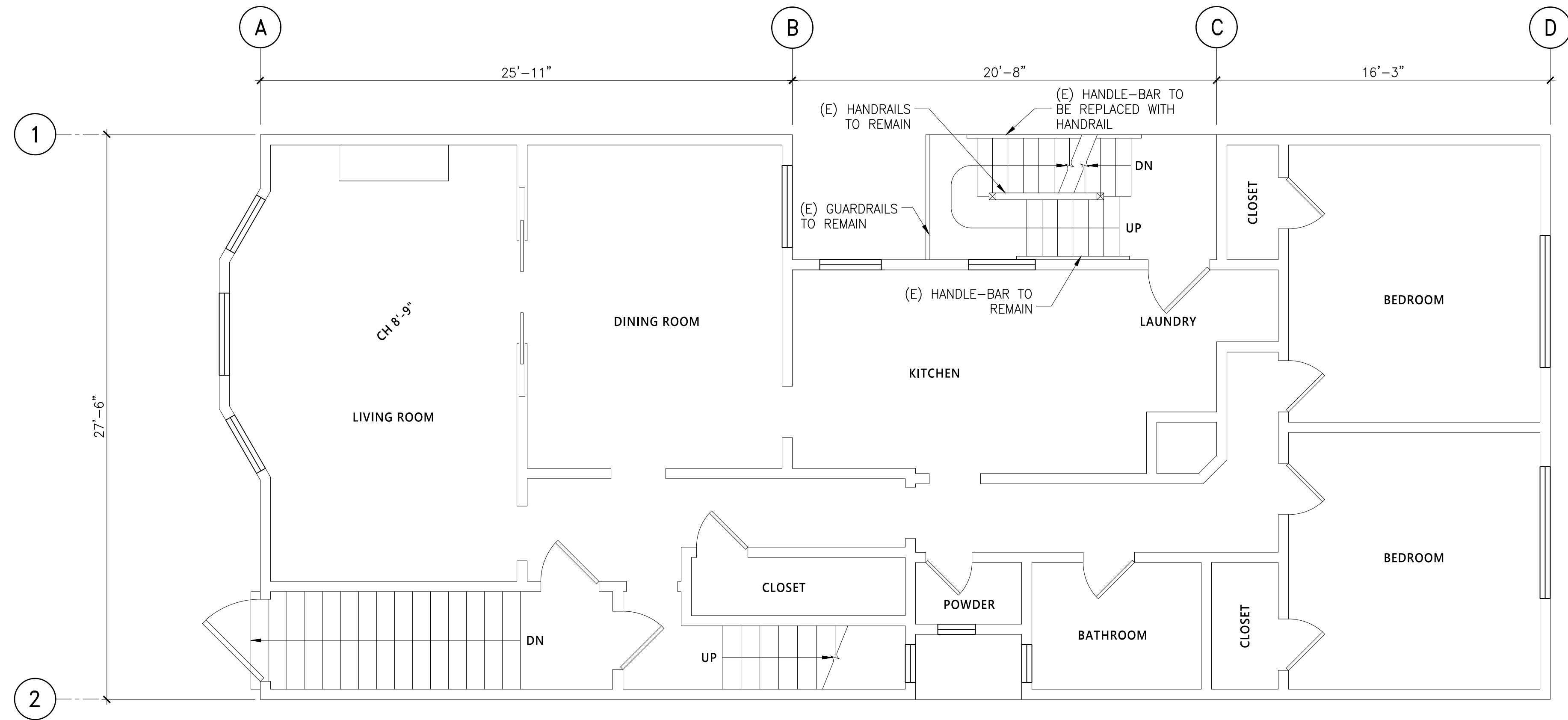


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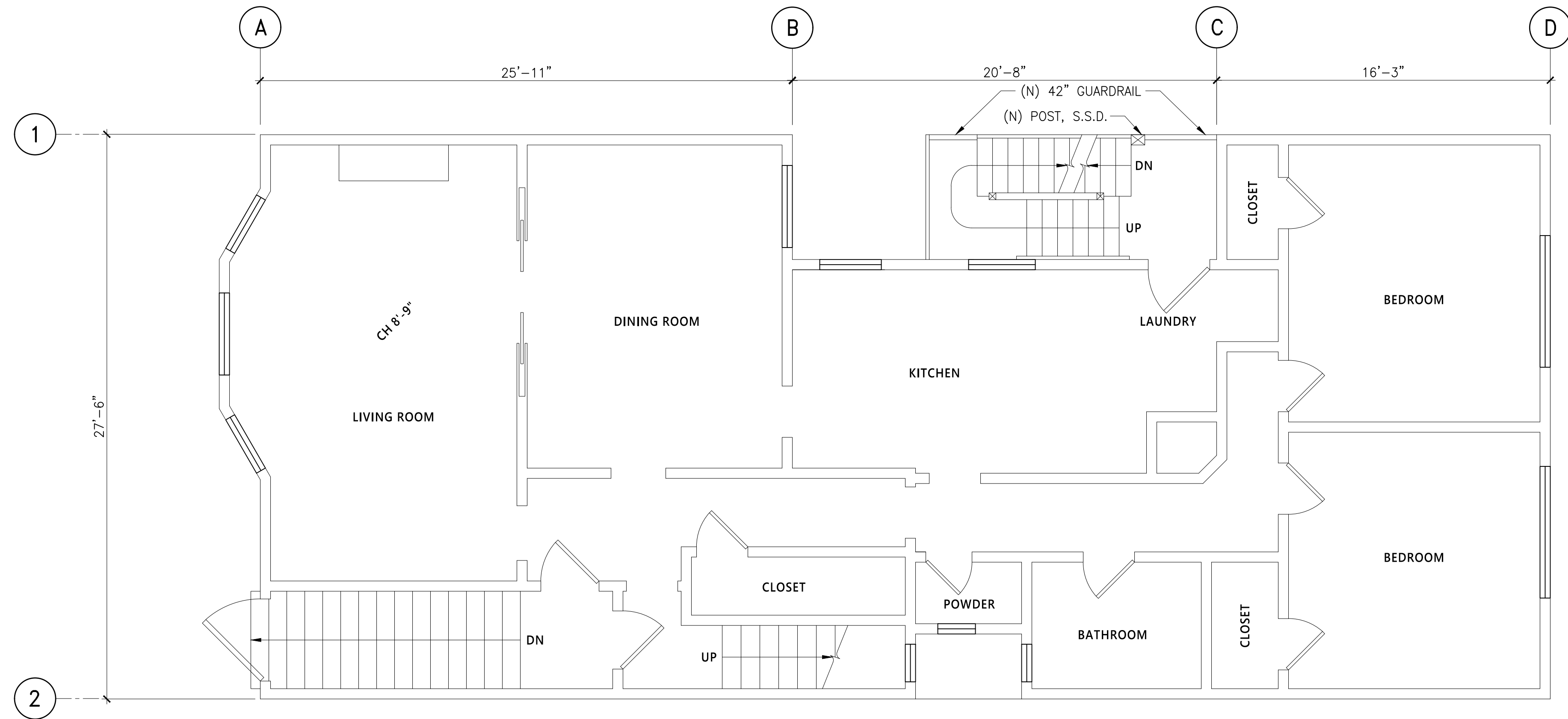
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DRAWN BY: EKB
DATE: 6/12/2023

PLAN NOTES

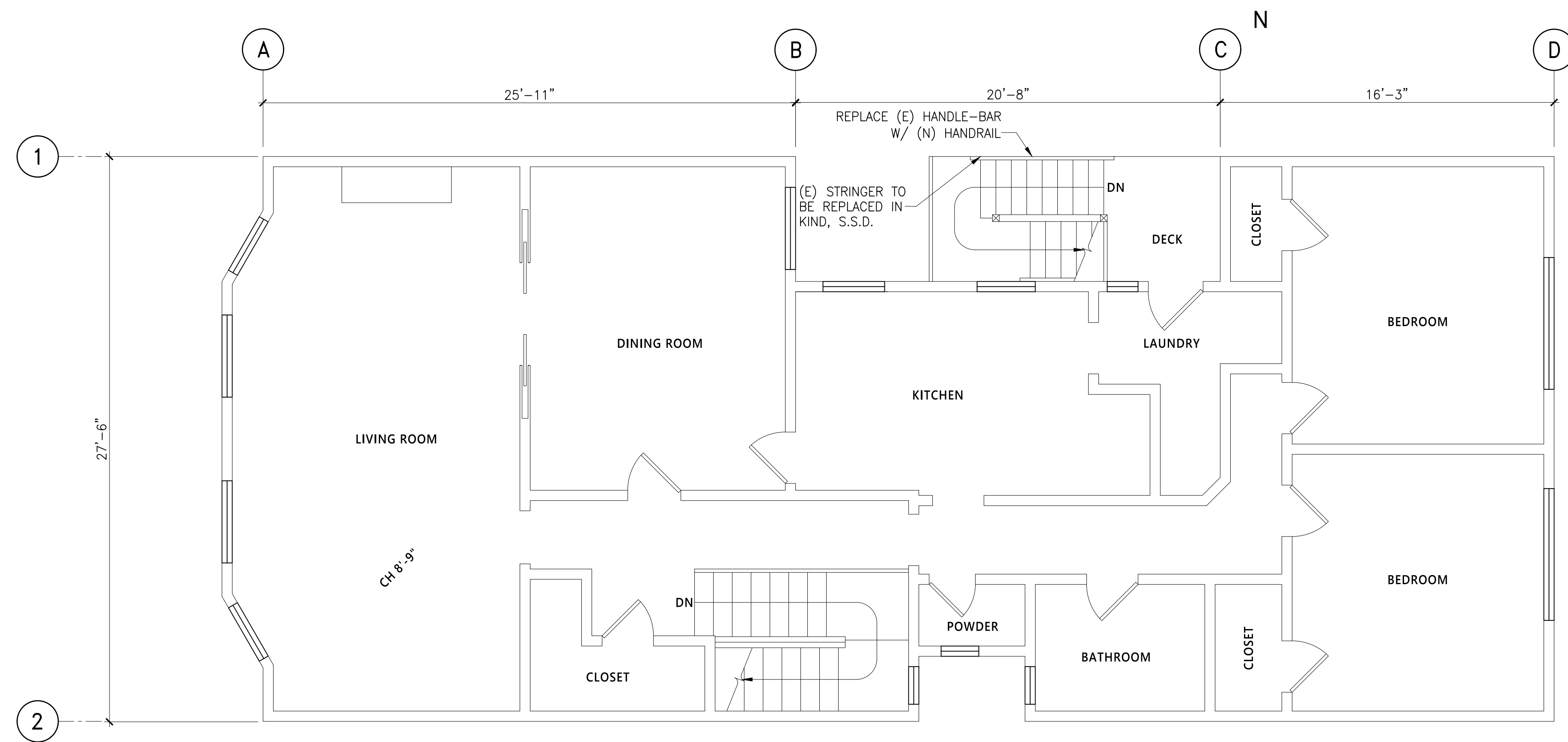
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- (N) HANDRAILS SHALL BE 36" HIGH ABOVE NOSING. HANDRAILS PER CBC1011, WITH PICKET SPACING TO BE LESS THAN 4". FOR TYPICAL GUARDRAIL, SEE DETAIL 7/S2.1.



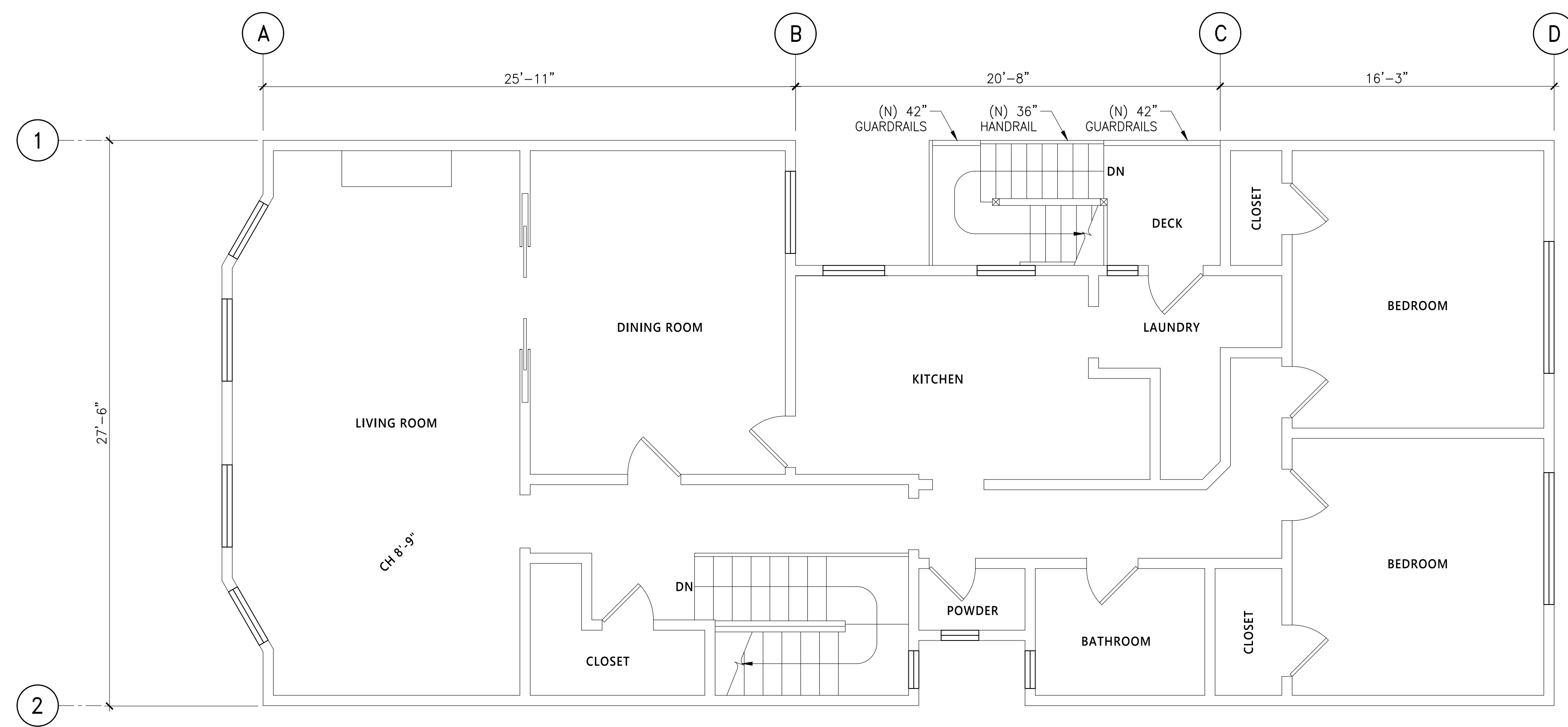
EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
N



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
N



EXISTING THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
N



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
N

PLAN NOTES

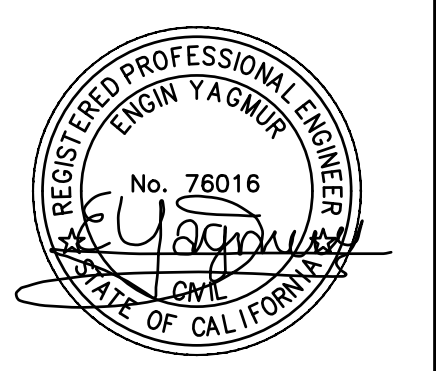
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2. (N) HANDRAILS SHALL BE 36" HIGH ABOVE NOSING. HANDRAILS PER CBC1011, WITH PICKET SPACING TO BE LESS THAN 4". FOR TYPICAL GUARDRAIL, SEE DETAIL 7/S2.1.



EXISTING & PROPOSED 3RD FLOOR PLANS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

REVISIONS	DATE

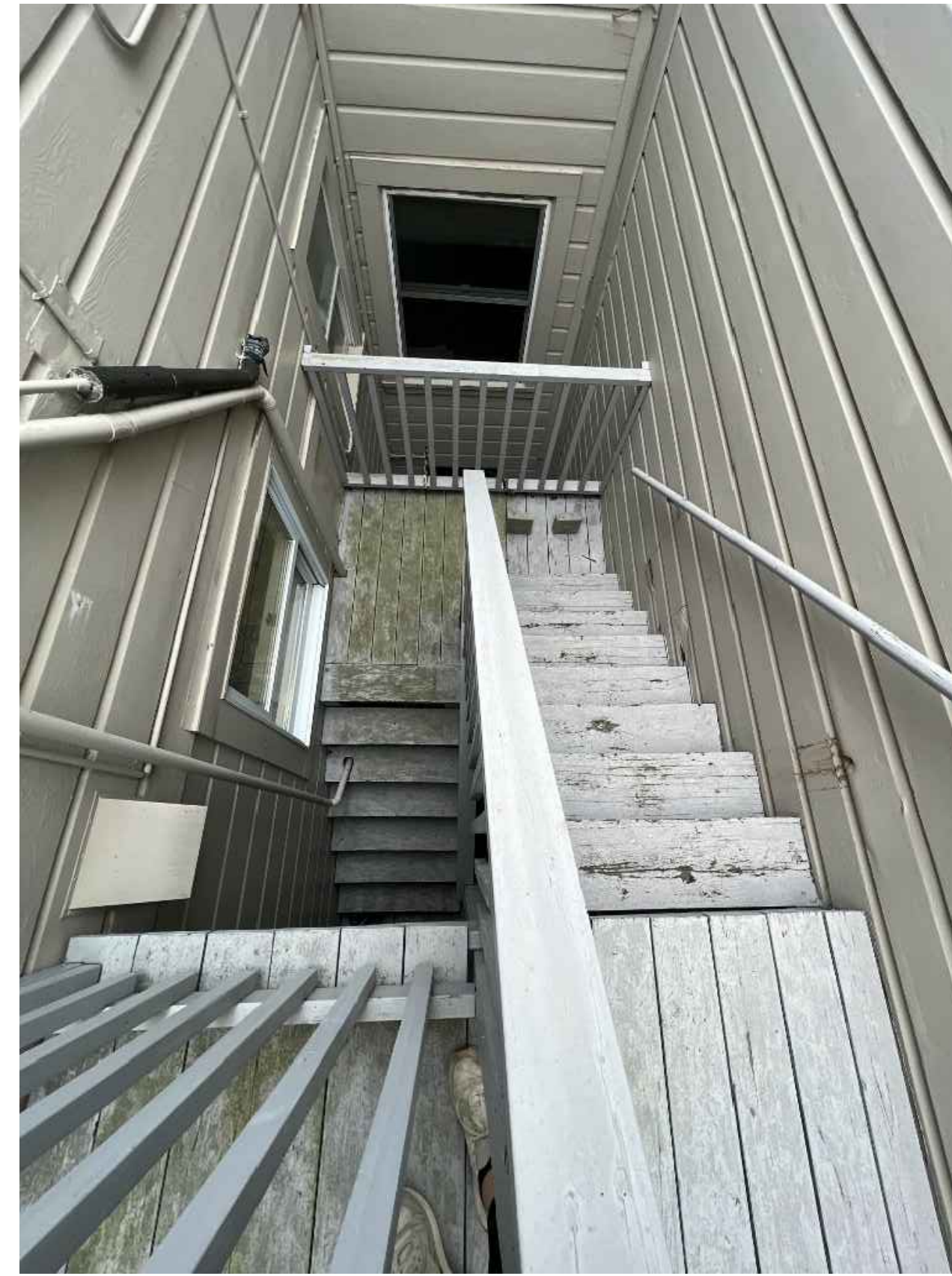


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DATE: 6/12/2023



1 (E) FIRE EGRESS STAIRS



2 (E) FIRE EGRESS STAIRS UPPER LEVEL



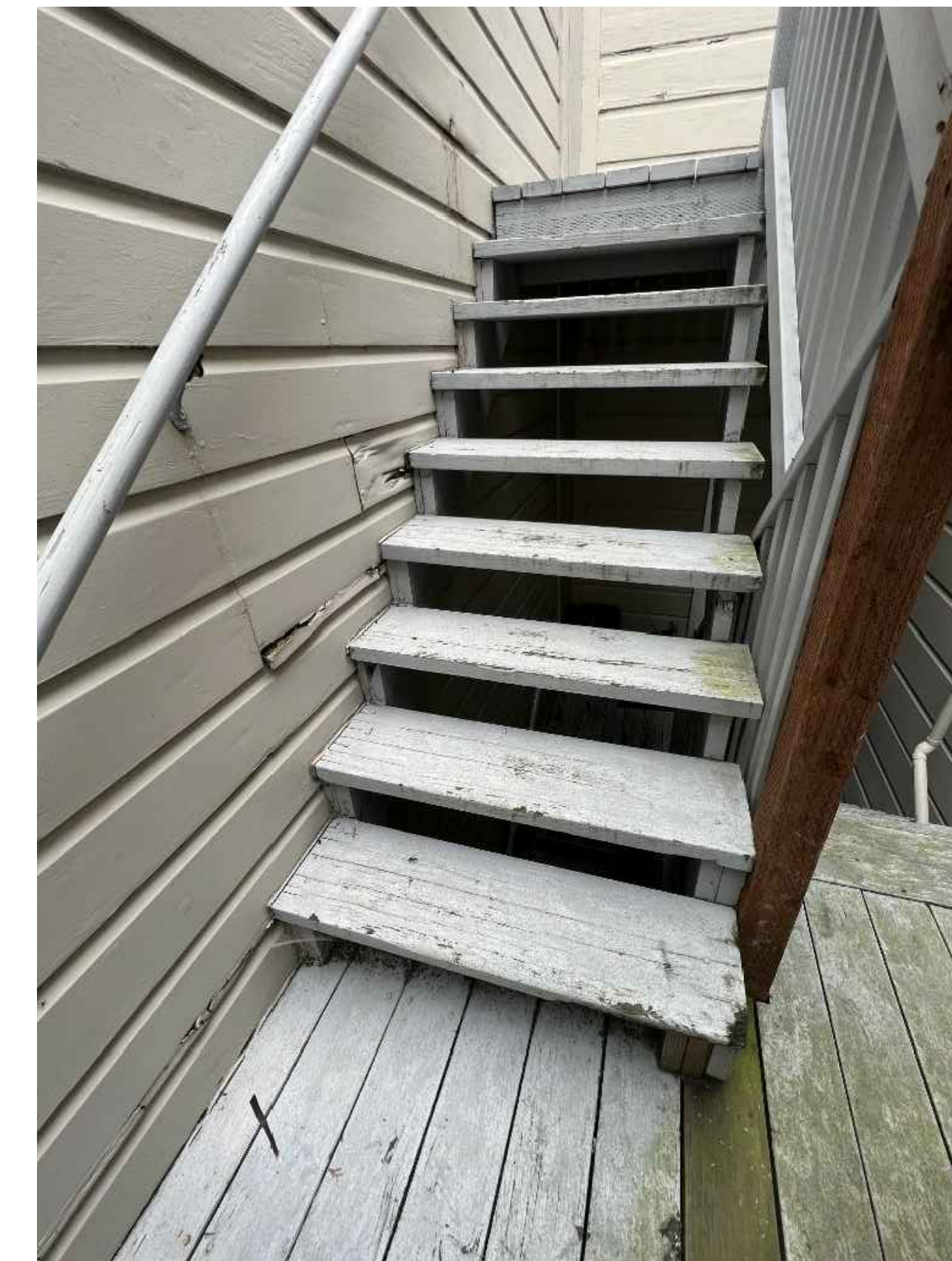
3 (E) STAIRS FROM GROUND LEVEL TO 2ND FLR



4 (E) GUARDRAILS & HANDRAILS TO REMAIN

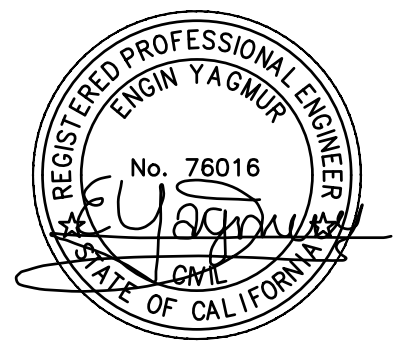


5 (E) POSTS & FOOTINGS TO REMAIN



6 (E) TREADS TO BE REPLACED IN KIND

REVISIONS	DATE



DESIGN DATA

Dead Load = 20 psf (Deck)
Live Load = 60 psf (Deck)
No Earthquake OR Wind Load Considered.

GENERAL

- 1. General notes and typical details apply to all structural features unless otherwise shown or noted.
2. If certain features are not fully shown or called for on the drawings or specifications, their construction shall be of the same character as for similar conditions.
3. The project specifications form a part of the contract documents.
4. Specifications, codes and standards noted in the contract documents shall be of the latest edition unless otherwise noted.
5. Dimensions shall not be scaled.
6. All work shall conform to the minimum standards of the following codes: the 2022 California Building Code, and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those codes and standings listed in these notes and the specifications.
7. Manufactured materials shall be approved by the contractor prior to their use. All requirements of those approvals shall be followed.
8. Non-structural features not fully shown or noted on the structural drawings include but are not limited to:
A. Architectural features
- size and location of all door and windows openings
- size and location of all non-bearing partitions
- size and location of all concrete curbs, floor drains, slopes, depressed areas,
- changes in level, chamfers, grooves, inserts, etc.
- size and location of all floor and roof openings
- stair framing and details unless detailed on structural drawings
- dimensions not shown on the structural drawings
B. Mechanical, plumbing and electrical features
- pipe runs, sleeves, hangers, trenches, wall, roof and floor openings, etc., not shown or noted.
- electrical conduit runs, boxes, outlets in walls and slabs
- anchorage and bracing for electrical, mechanical or plumbing equipment
- anchor bolts for motor mounts
- size and location of machine and equipment bases
9. Openings, pockets, etc. shall not be placed in structural members unless specifically detailed on the structural drawings. Notify the structural engineer when work requires openings, pockets, etc. in structural members not shown on the structural drawings.
10. The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and holes and openings required in structural members. All discrepancies shall be called to the attention of the architect and shall be resolved before proceeding with the work.
11. The contract documents represent the finished structure. they do not indicate the method of construction. The contractor shall provide all measures necessary to protect life and property during construction. Such measures shall include, but are not limited to bracing and shoring for loads due to construction equipment and materials. Observation visits to the site by the structural engineer shall not include inspection of the above items.
12. Construction materials shall be spread out if placed on framed floors or roofs. Load shall not exceed the design live load per square foot. Provide adequate shoring where overload is anticipated.
13. The lateral system of the structure is designed with lateral restraint at each level. Structural walls or frames are not laterally self supporting until the entire design lateral restraint system is in place.

GENERAL CONT.

- 14. The construction shall not restrict five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
15. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing fuel gas piping.
16. Contractor shall install or verify the existence of carbon monoxide alarms outside each bedroom as well as one on every level. Alarms in existing areas where access to the area above the ceiling is not possible may be powered by a D/C battery source.

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes terms like JST, Joist; LL, Live Load; L.L.H, Long Leg Horizontal; L.L.V, Long Leg Vertical; L.V.L, Laminated Veneer Lumber; MAX, Maximum; M.B, Machine Bolt; MECH, Mechanical; MFR, Manufacturer; M.I, Malleable Iron; MIN, Minimum; MISC, Miscellaneous; (N), New; No.,# Number; N.S., Near Side; N.T.S., Not to Scale; O.C, On Center; O.D, Outside Diameter; O.H, Opposite Hand; OPNG, Opening; OPP, Opposite; P.A.F, Powder Actuated Fasteners; PART, Partial; P.C.F, Pounds per Cubic Foot; PL, Plate; PLY, Plywood; P.P, Partial Penetration; P.S.F, Pounds per Square Foot; PSI, Pounds per Square Inch; PWJ, Plywood Web Joists; RAD, Radius; R.D, Roof Drain; REINF, Reinforcing; REQ, Required; RF, Roof; R.O, Rough Opening; RND, Round; R.R, Remove & Replace; S.A.D, See Architectural Drawings; SCHED, Schedule; SHT, Sheet; SHTG, Sheathing; SIM, Similar; S.M.D, See Mechanical Drawings; S.O.G, Slab on Grade; S.P, Southern Pine; S.S.TL, Stainless Steel; STAGG'D, Staggered; STD, Standard; STIFF, Stiffener; STL, Steel; STRUCT, Structural; SYMM.,SYM Symmetrical; T&B, Top and Bottom; T&C, Tongue & Groove; T&C, Top of Concrete; T.O.C, Top of Concrete; T.O.C, Top of Plywood; T.O.S, Top of Steel; T.O.W, Top of Wall; TS, Tube Steel; TYP, Typical; U.O.N, Unless Otherwise Noted; VERT, Vertical; V.I.F, Verify in Field; W/, With; W/O, Without; W.P, Working Point; W.H.S, Welded Headed Stud; W.T.S, Welded Threaded Stud; W.W.F, Welded Wire Fabric; INT, Interior; INV, Inverted.

STRUCTURAL INSPECTION, OBSERVATION AND TESTING

- 1. This section summarizes the specific requirements of chapter 17 of the 2022 CBC as they apply to the special inspection, structural observation and testing of the structural portions of this project.
2. All tests and inspections shall be performed by a certified special inspector from an independent testing agency who is employed by the owner or agent of the owner and not the contractor.
A. The special inspector shall observe the work assigned for conformance with the approved design drawings and specifications.
B. The special inspector shall furnish inspection reports to the building official, the engineer of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the building official.
C. The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions and standards of quality of the 2022 CBC.
D. Continuous and periodic special inspections shall be in accordance with CBC 1705.
3. Types of work listed in the following table shall be observed during periodic site visits by the structural engineer when indicated as "structural observation". Contractor is responsible for notifying structural engineer 72 hours before work is ready for observation. These visits do not constitute special inspection under section 1704 of the CBC.
4. The contractor shall hold a pre-construction meeting involving the structural engineer and the special inspector in order to discuss the specific requirements of this section.
5. For additional material testing requirements, see specifications and/or general notes.



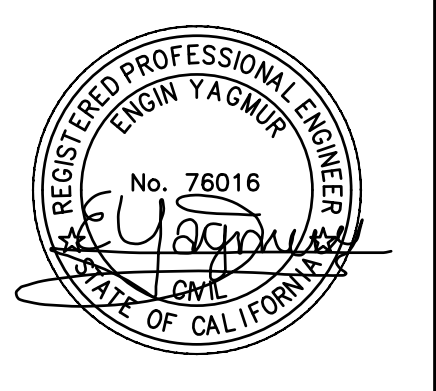
GENERAL NOTES

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

City and County of San Francisco Department of Building Inspection
SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST
A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION
JOB ADDRESS 1331 Church Street APPLICATION NO. ADDENDUM NO.
OWNER NAME Mr. Ken Chin OWNER PHONE NO. (408) 410 - 6876
1: PROPERTY LOCATION 2: AVERAGE SLOPE OF PROPERTY 3: PROPOSED CONSTRUCTION
SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES
Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.
Prepared by: Engin Yagmur Engineer/Architect of Record
(415) 205 - 3804 ecengineering@gmail.com
Telephone: EYagmur Email: Date: 6/12/2023
Technical Services Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A
FOR DBI USE ONLY
ASSIGNMENT OF REVIEW TIER
EXEMPTED: Reports per Section E and Third Party Peer Review Not Required
TIER I: Reports per Section E Required but Third Party Peer Review Not Required
TIER II: Reports per Section E and Third Party Peer Review Required
TIER III: Structural Advisory Committee (SAC) Review
If the box in Section 1 "Property Location" AND the box in Section 2 "Average Slope of Property" are marked "No" OR if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.
If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.
If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.
If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.
If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.
Tier assigned by: DBI Plan Review Engineer Phone: (415)
Comment:

Table with 2 columns: REVISIONS, DATE



EXISTING CONSTRUCTION

- Work shown is new unless noted as existing: (E)
- Existing construction shown on these drawings was obtained from site investigation and can be used for bidding purposes. The contractor shall verify all existing job conditions, review all drawings and verify dimensions prior to construction. The contractor shall notify the architect of all discrepancies and exceptions before proceeding with the work.
- The removal, cutting, drilling, etc. of existing work shall be performed with care in order not to jeopardize the structural integrity of the building. If structural members or mechanical, electrical, or architectural features not indicated for removal interferes with the new work, the architect shall be immediately notified and prior approval shall be obtained before removal of members.
- The contractor shall safely shore existing construction wherever existing supports are removed to allow the installation of the new work.
- The contractor shall perform the work with a minimum of inconvenience to the owner and so as not to interrupt the day to day work operations. The constructor shall ensure safe passage of persons around areas of construction and shall conduct all operations with the owner or his agent.
- The contractor shall promptly repair damage caused during operations with similar materials and workmanship.
- All removed items, materials and debris, unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.

CONCRETE & REINFORCING STEEL

- All concrete shall be ready-mix in accordance with ASTM C94.
- All concrete shall be reinforced unless specifically marked "not reinforced".
- Cement: ASTM C150 Type II.
- Aggregate: ASTM C33
- Non-shrink Grout: premixed, non-staining, non-shrink grout.
- Chlorides: Grout or concrete containing more than 0.1 percent of soluble chloride
- Mixes to be reviewed by owner's testing lab and submitted to the structural engineer for approval. Do not cast without approval by structural engineer.

Concrete	Strength	Slump	Agg. Size	Remarks
Slab-on-grade	3,000 psi	4"	3/4" OR 1/2"	
Foundations	3,000 psi	4"	3/4" OR 1/2"	
Other	3,000 psi (wet mix)	4"	3/4" OR 1/2"	

See specifications for additional requirements. All concrete shall be hardrock aggregate, regular weight concrete, 145 PCF, U.O.N.

- Inserts: All items to be cast in concrete such as reinforcing dowels, bolts, anchors, pipes, sleeves, etc., shall be securely positioned in the forms before placing the concrete.
- Pipes: Pipes and electrical conduits shall not be embedded in structural concrete except where specifically approved by the structural engineer.
- Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may interfere. Coring in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.
- Construction joints: Provide as detailed on drawings. Expose clean coarse aggregate solidly embedded in mortar matrix by sandblasting, bushhammer, or other approved method. Location of construction joints shall be approved by the structural engineer.
- Dry pack or place non-shrink grout under baseplates, sill plates, etc., as required for full bearing.
- Reinforcing steel: ASTM A615 grade 60
ASTM A706 where welded
- Welded wire fabric: ASTM A185
- All reinforcement shall be continuous. Stagger splices where possible. Laps shall be per typical details, unless otherwise noted.
- Minimum clear concrete cover for reinforcement, U.O.N.:

Cast against earth:	3 inches
Cast in forms and exposed to earth or weather:	
#6 bar and larger	2 inches
#5 bar and smaller	1 1/2 inches
Not exposed to earth or weather:	
Slabs, walls and joists:	1 inch
Beams, girders and columns (to ties):	1 1/2 inches

Clearances are to closest reinforcement.
- Reinforcing steel allowance: the contractor shall provide 2000 pounds of reinforcing steel for the engineer to use at his discretion during construction. The contractor shall reimburse the owner for the unused portion.

FOUNDATIONS

- Foundation design is based on soils capacity per CBC 2022, Table 1806.2.
- The contractor shall conform to the recommendations of CBC 1804 regarding site preparation and foundation.
- Foundation excavations shall be inspected and approved by the soils engineer prior to placement of any reinforcing steel or concrete.
- Foundation type: conventional spread foundations, grade beams and retaining walls.

Design Values:	
Footings:	Allowable Bearing Pressures
DL	1500 psf
DL + LL	1500 psf
DL + LL + wind or seismic	2000 psf
Lateral Resistance	
Passive Pressure	300 psf
Coefficient of Friction	0.30
- All footings shall bear on firm undisturbed soil. Bottom of footings shown on the drawings are minimum and shall be lowered as required, at the direction of the soils engineer, to remove soft and loose materials.
- The contractor shall be solely responsible for all excavation procedures including lagging, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local building department.
- Backfill at walls shall not be placed until a minimum of 7 days after the completion of the walls. Backfill shall not be placed until after completed inspection of damp-proofing.

ADHESIVE ANCHORS

- Use Simpson SET-XP Adhesive Anchoring System, by Simpson Strong-Tie (ICC-ES ESR-2330).
- Installation of anchors shall conform to all requirements of ICC Report, manufacturer's recommendations and these notes.
- Pre-drill hole, remove dust and debris using a wire brush and oil-free compressed air.
- A clean mixing nozzle shall be attached to the cartridge, and the first three trigger pulls from each refill pack shall be discarded.
- The holes shall be filled one-half to two-thirds full with the epoxy adhesive, starting at the bottom to avoid entrapment of air.
- Anchors must be clean and oil free. Insert threaded rod turning slightly while pushing the anchor to the bottom of the hole. Do not disturb during cure time.

CARPENTRY

- Framing Lumber: All lumber shall meet the following minimum standards except where otherwise noted. All lumber shall be graded and stamped in accordance with the West Coast Lumber Inspection Bureau (WCLIB).
- All new framing lumber shall have 19% maximum moisture content at time of installation.

Use	Species	Grade	Remarks
Horizontal Framing:			
2x4 & 2x6	D.F.	No. 2	
2x8 & Wider	D.F.	No. 1 or better	
3x & Wider Beams	D.F.	No. 1	
Vertical Framing:			
2x & 3x Studs	D.F.	No. 2	
4x Posts	D.F.	No. 2	
6x & Larger Posts	D.F.	No. 1	
Wall Sill Plates			
Mud Sills	D.F.	No. 2	Pressure treated
Other u.o.n.	D.F.	Std. or better	
- Plywood Sheathing: All plywood shall meet the following minimum standards except where otherwise noted. All plywood shall be graded and stamped in accordance U.S. product standard PS 1-95. All plywood shall be manufactured using exterior glue.

Location	Thickness	Grade	Span Rating	Remarks
Walls:	15/32"	CD Rated,	Struct 1	
Floors:	15/32"	Struct 1		
- Typical Nailing Schedule (Minimum)

Connection	Nailing
1. Joist or Rafters to sides of studs	(3) - 8d
2. Bridging to joist, toenail each end	(2) - 8d
3. 1"x6" subfloor or less to each joist, face nail	(2) - 8d
4. Wider than 1"x6" subfloor to ea joist, face nail	(3) - 8d
5. 2" subfloor to joist or girder, blind and face nail	(2) - 16d
6. Sole plate to joist or blocking, face nail	16d @ 16" o.c
7. Top plate to stud, end nail	(2) - 16d
8. Stud to sole plate	(4) - 8d toenail or (2) - 16d end nail
9. Double studs, face nail	16d @ 24" o.c
10. Doubled top plates, face nail	16d @ 16" o.c
11. Top plates, laps and intersections, face nail	(2) - 16d
12. Continuous header, two pieces along ea. edge	16d @ 16" o.c
13. Ceiling joists to plate, toenail	(3) - 8d
14. Continuous header to stud, toenail	(4) - 8d
15. Ceiling joists, laps over partitions, face nail	(3) - 16d
16. Ceiling joists to parallel rafters, face nail	(3) - 16d
17. Rafter to plate, toenail, ea. side	(2) - 10d
18. 1" brace to each stud and plate, face nail	(2) - 8d
19. 1"x8" sheathing or less to ea bearing, face nail	(2) - 8d
20. Wider than 1"x8" sheathing to ea bearing, face nail	(3) - 8d
21. Built-up corner studs	16d @ 24" o.c
22. Built-up girders and beams top and bott staggered	20d @ 32" o.c. at (2) - 20d at ends and at each splice
- Nails: Nails called out in schedule shall be common wire nails all other nails called for on the drawings shall be common wire nails unless otherwise noted. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
- See plywood nailing schedules for nailing of plywood sheathing. Where nailing is not noted, use 10d @ 6" o.c. at panel edges and 10d @ 12" o.c. at intermediate bearings.
- Predrill nail holes to 70% of nail shank diameter where nails tend to split the wood.
- Bolts: Bolts in wood framing shall be standard machine bolts unless otherwise noted. All bolt holes shall be drilled 1/32" to 1/16" oversized. Bolt heads and nuts shall bear on standard malleable iron (M.I.) washers or steel hardware. Carriage bolts require M.I. Washers under the nuts only. Bolts in contact with pressure treated members shall be stainless steel A316 or hot-dip galvanized (G185 per ASTM A653 or ASTM A153).

All nuts shall be retightened at completion of job or just prior to closing in with finished construction.
- Holdowns: Holddown connector bolts into wood framing require approved plate washers; and holdowns shall be finger tight and 1/2 wrench turn just prior to covering the wall framing. Holddown hardware must be secured in place prior to foundation inspection.
- Lag Screws: Lead holes shall be prebored as follows. The lead hole for the shank shall have the same diameter as the shank and the same depth as the length of unthreaded shank. The lead hole for the threaded portion shall have a diameter equal 70 percent of the shank diameter, and a length equal to at least the length of the threaded portion. Lag screws shall be screwed into place, not drive into place. Provide washers per note "7".

CARPENTRY CONT.

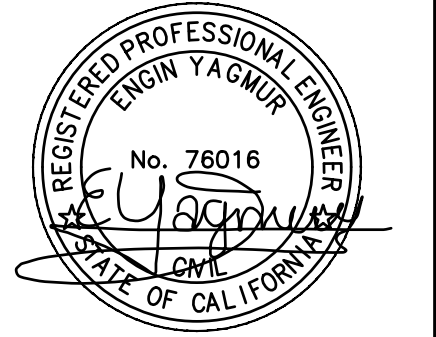
- Wood Screws: Lead holes shall be prebored and shall have a diameter of 70% of the root diameter of the screw. Screws shall be screwed into place, not driven into place.
- Metal Connectors: Metal connectors are referred to on the drawings by particular type as manufactured by "Simpson Company, Inc." of Hayward, California. Products of other manufacturers with equivalent load carrying capacities may be used provided that the products have current I.C.B.O. approval. Contractor shall submit product catalog and a table indicating both the designated product and the substituted product along with their respective capacities for approval by the architect. Install all fasteners called for by the product manufacturer unless otherwise noted on the drawings. Use manufacturer supplied nails where thickness of timber precludes the use of common nails.
- Blocking and Bridging: Solid blocking shall not be less than 2 inches in thickness and the full depth of the joist or stud. Joists shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, band or rim joist or to an adjoining stud or when supported in a hanger. Floor joists shall be bridged every 8 feet and roof joists every 10 feet by solid blocking 2 inches thick and the full depth of the joist, or by wood cross bridging of not less than 1 inch by 3 inches or metal cross bridging of equal strength. Where cross bridging is used, the lower ends of such cross bridging shall be driven up and nailed after the floor, subfloor or roof has been nailed.
- Framing for Openings: Provide double trimmer and header joists at all openings that cut joists. Provide joist hangers where joists frame into header and headers frame into trimmers.
- Double joists under all partitions parallel to the joists.
- All wood members in contact with concrete or masonry shall be pressure treated.



GENERAL NOTES

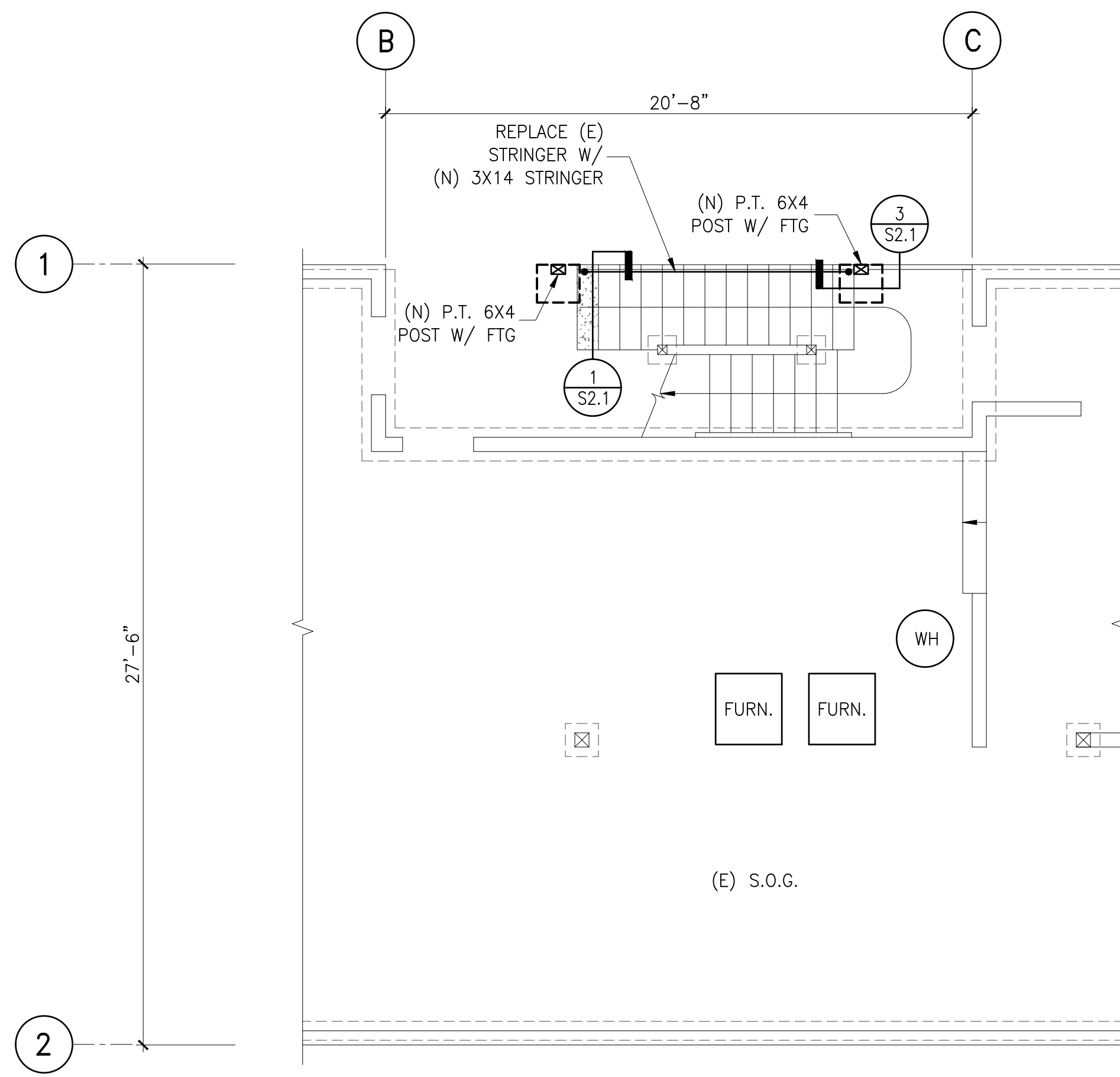
1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

REVISIONS	DATE

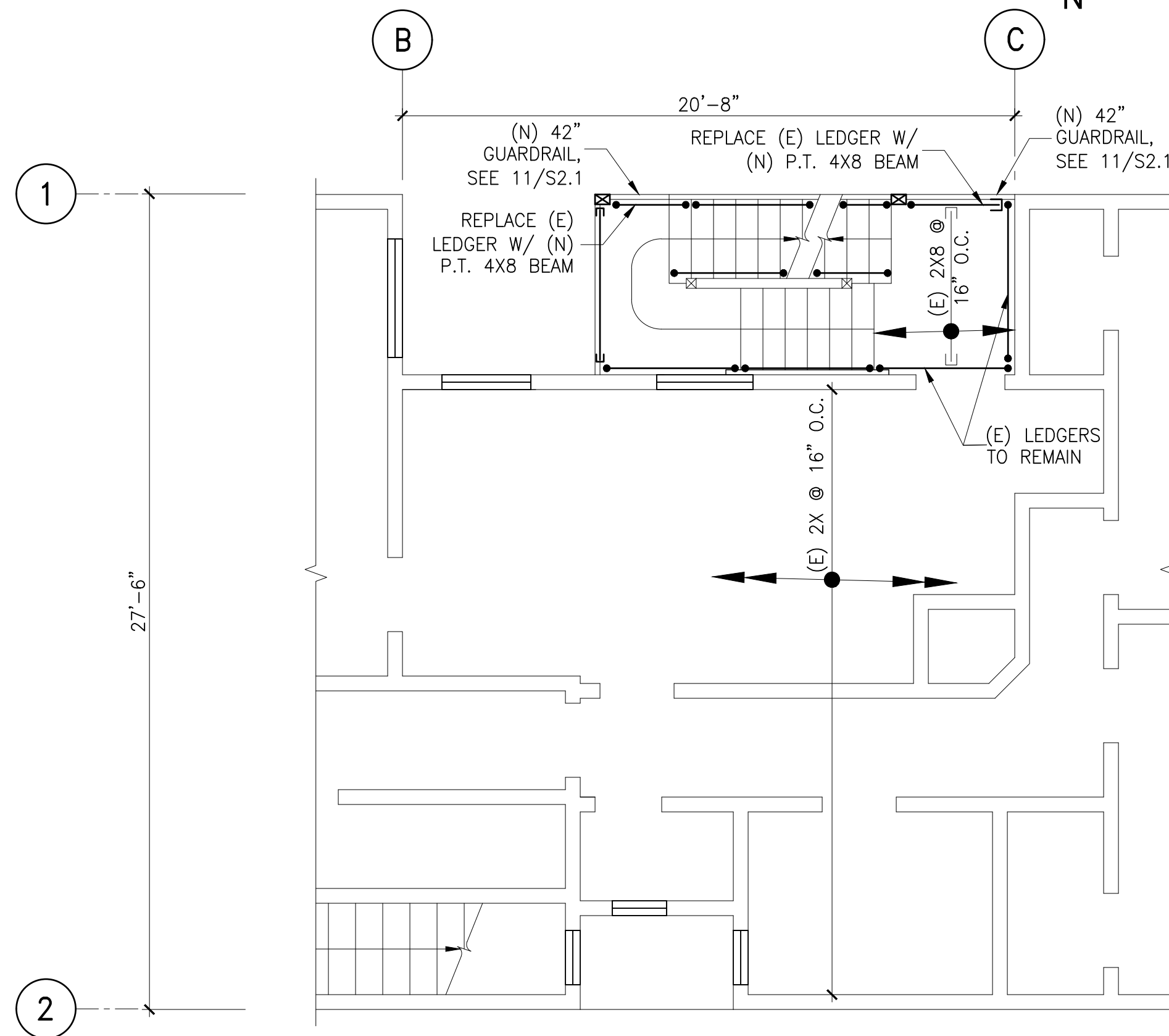


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S0.2

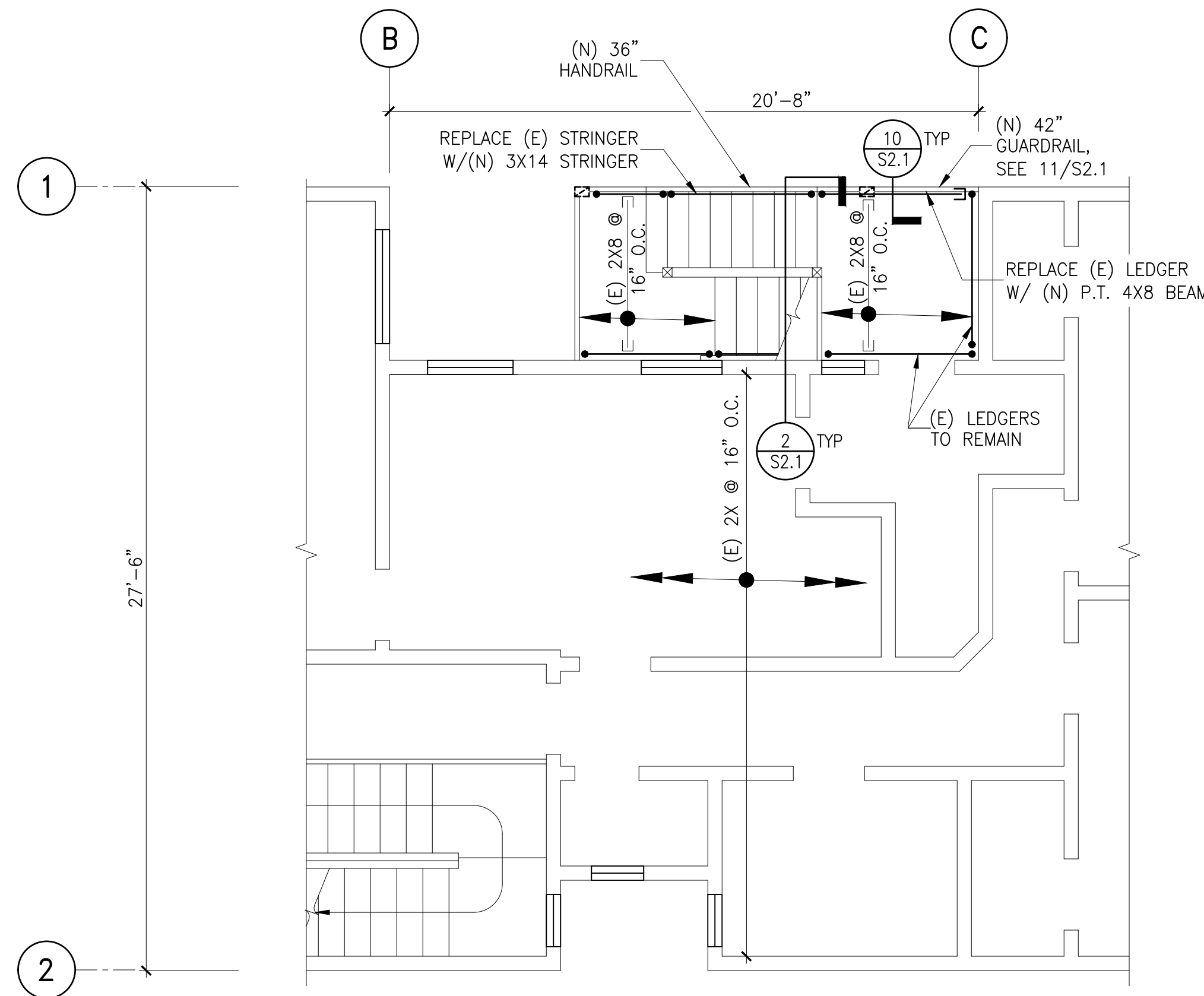
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DRAWN BY: EKB
DATE: 6/12/2023



GROUND FLOOR/FOUNDATION PLAN
SCALE: 1/4"=1'-0"
N



SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"
N



THIRD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"
N

PLAN NOTES

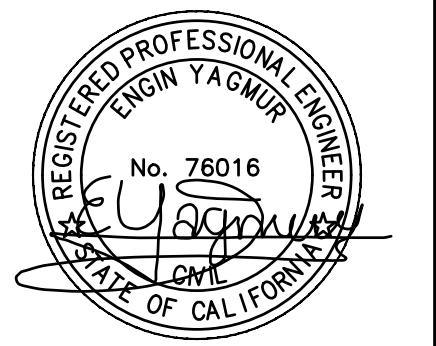
1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. CONTRACTOR SHALL BE LIABLE FOR ANY SHORING, BY MEANS AND METHODS OF CONSTRUCTION.
4. FOR EXTERIOR MEMBERS AND MEMBERS EXPOSED TO CONCRETE, CONTRACTOR SHALL USE GALVANIZED NAILS AND SCREWS, AND PRESSURE TREATED WOOD MEMBERS.



PARTIAL GROUND FLOOR/FOUNDATION & PARTIAL 2ND & 3RD FLOOR FRAMING PLANS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

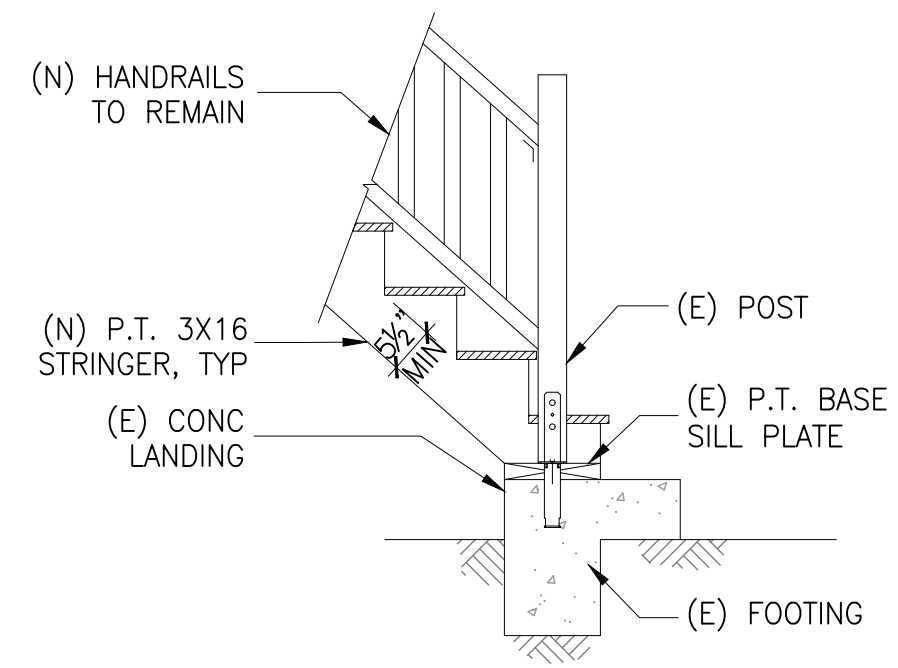
REVISIONS	DATE



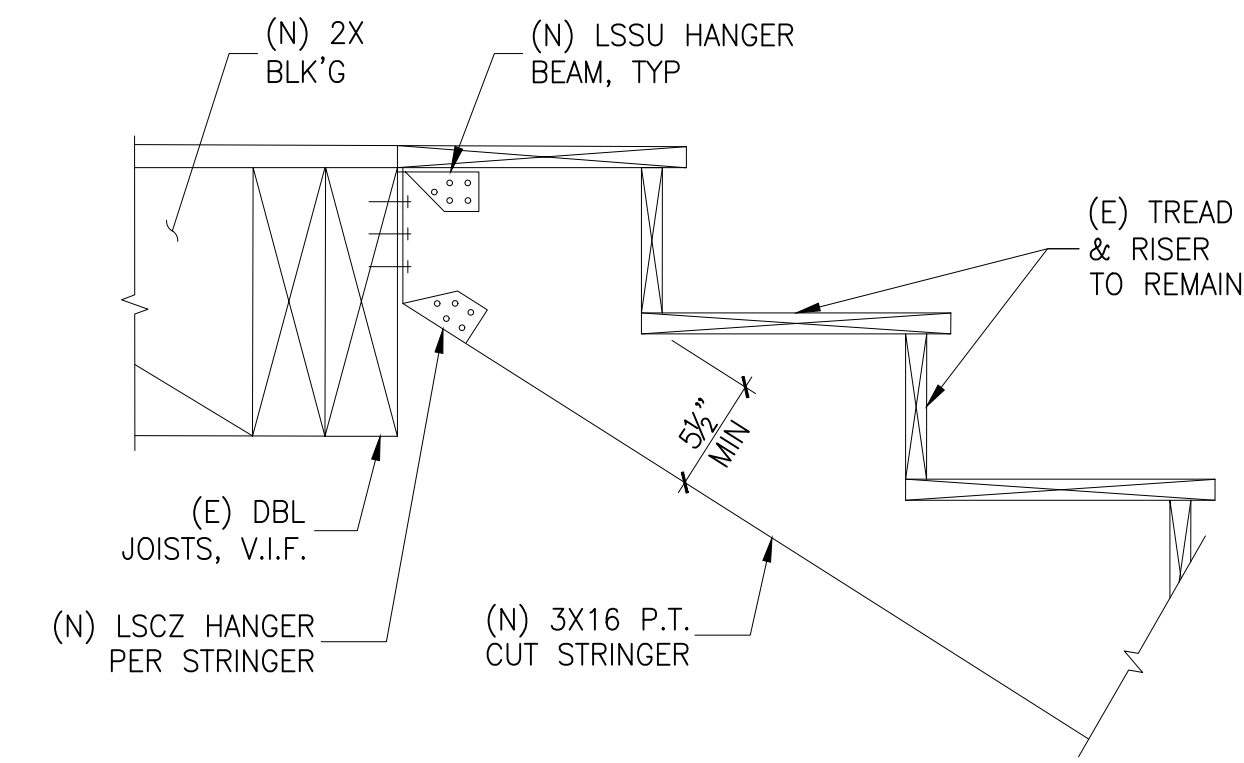
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DATE: 6/12/2023

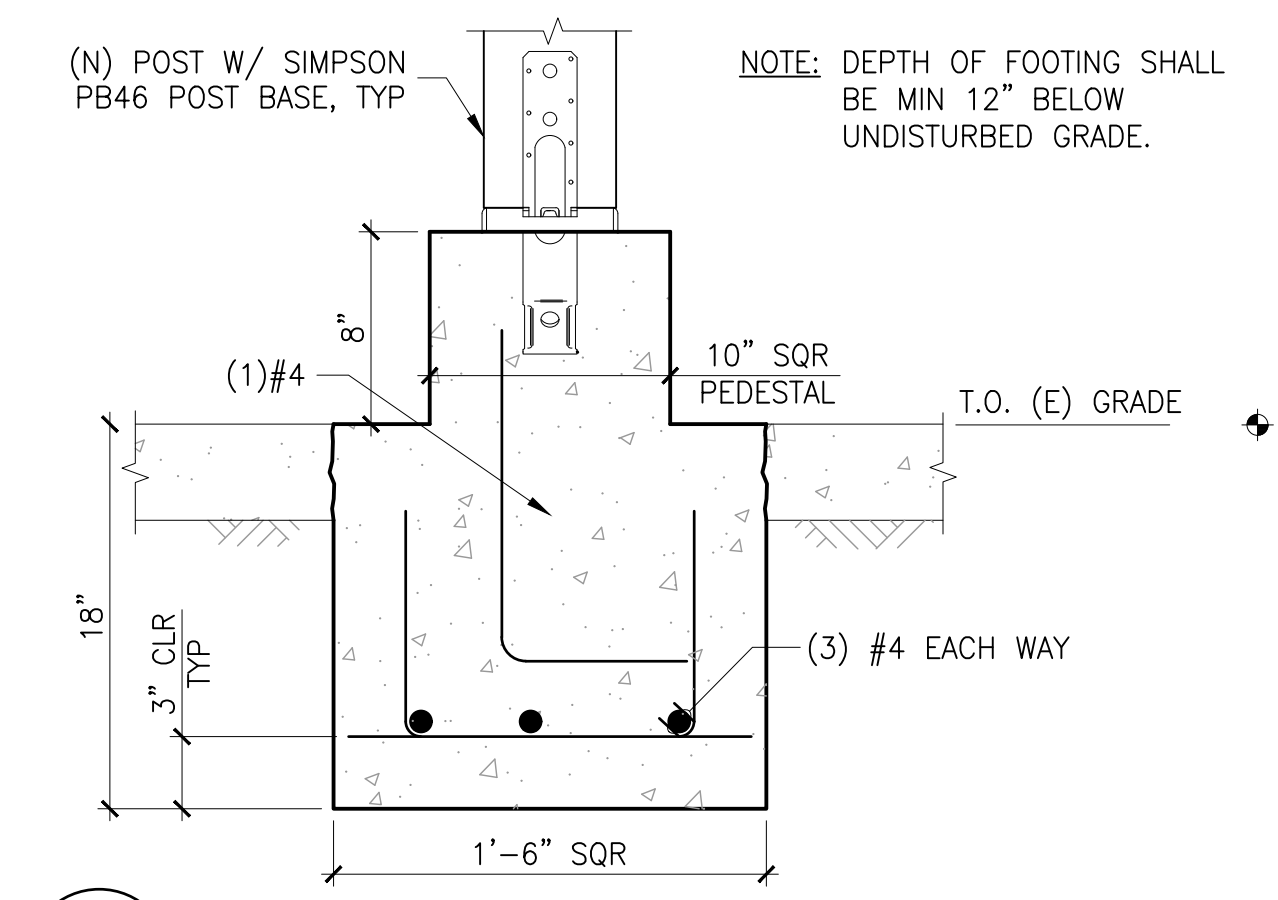
REVISIONS	DATE



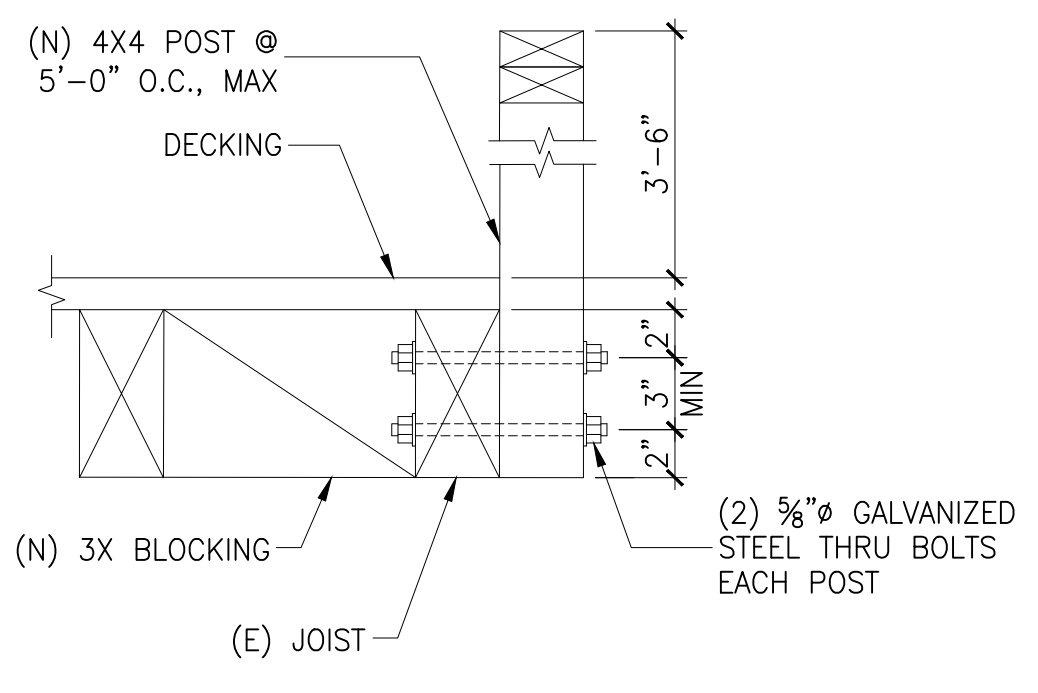
1 (E) EXTERIOR LANDING SCALE: N.T.S.



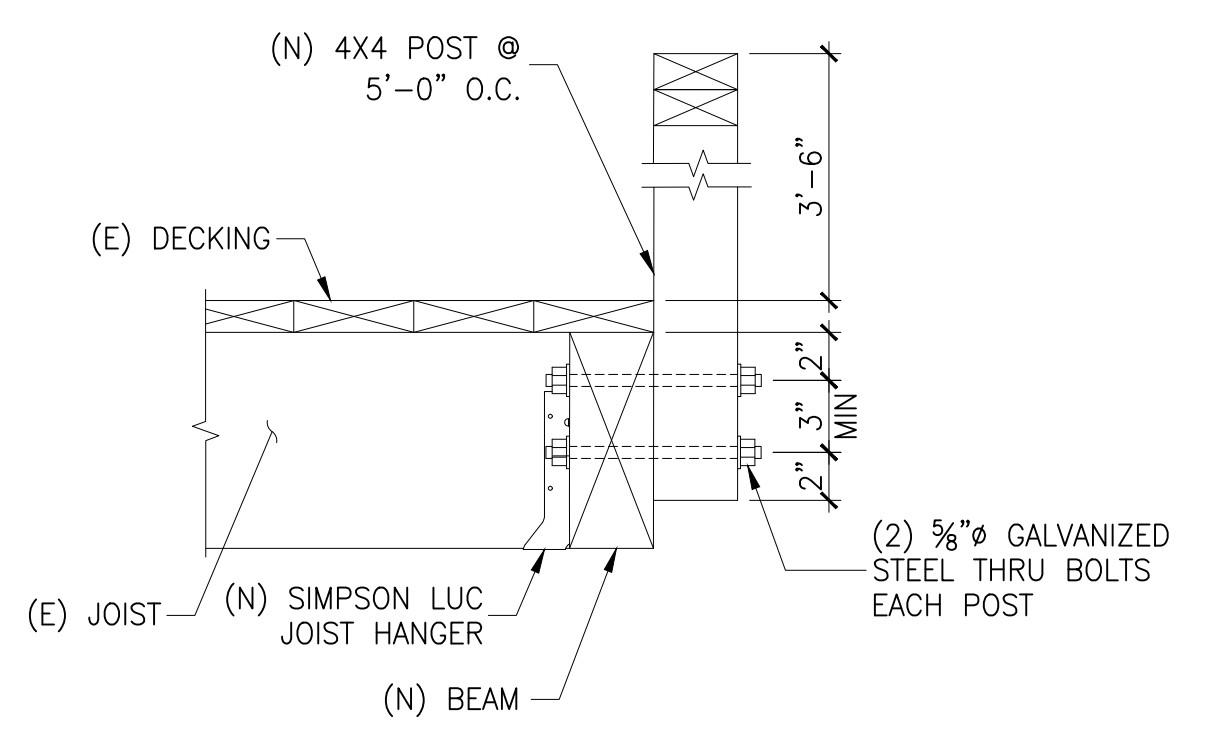
2 TYPICAL WOOD STRINGER SCALE: N.T.S.



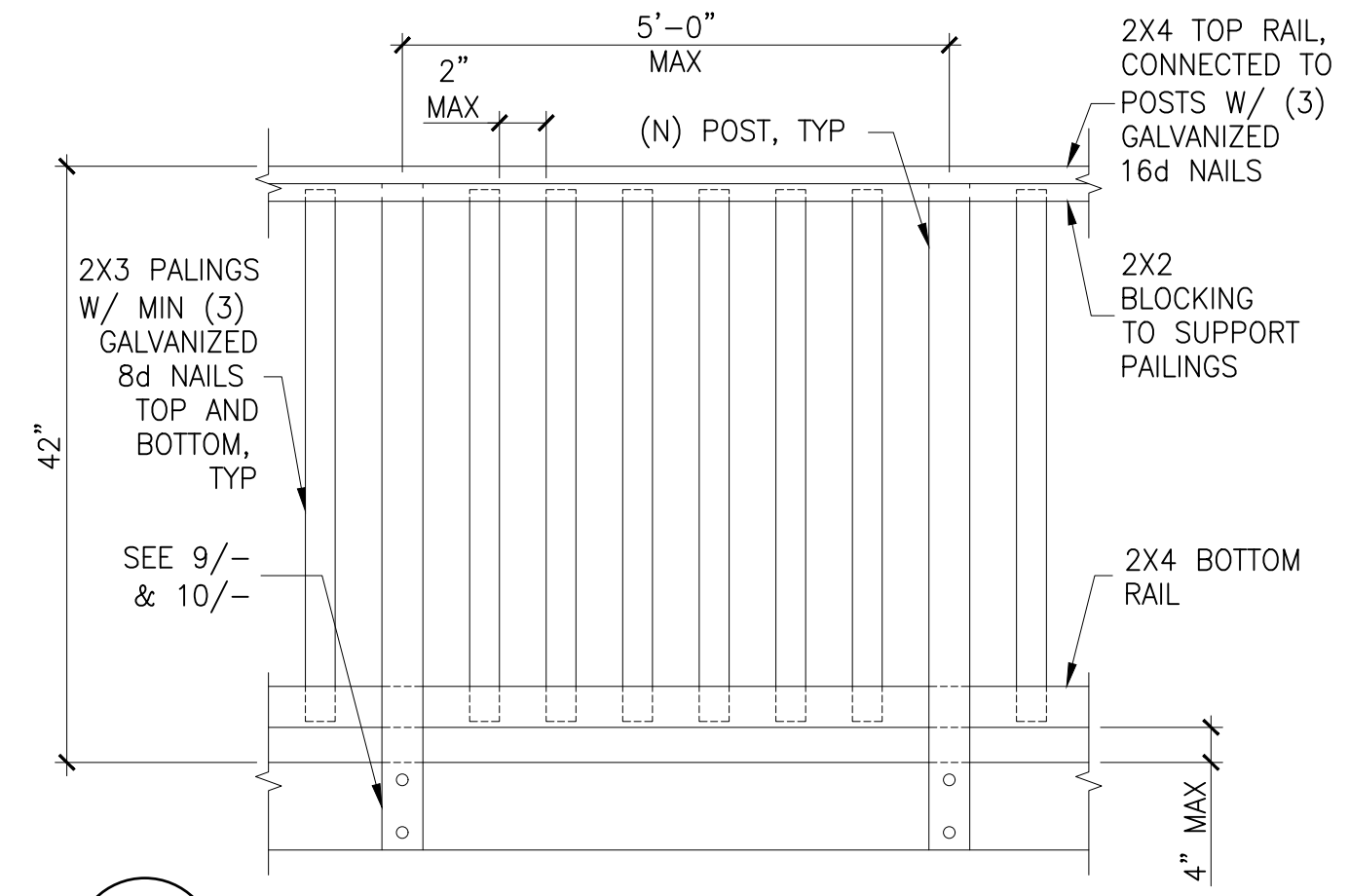
3 CONCRETE FOOTING SCALE: N.T.S.



9 RAILING DETAIL TO WOOD JOIST SCALE: N.T.S.



10 RAILING DETAIL TO WOOD JOIST SCALE: N.T.S.



11 TYPICAL GUARDRAIL DETAIL SCALE: N.T.S.

DOCUMENTS FOR THE HEARING ON NOVEMBER 15, 2023

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
ANIL KAVIPURAPU,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent)

Appeal No. **23-046**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 4, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the **ISSUANCE** on September 19, 2023 to Ken Chin, of an Alteration Permit (repair the damaged framing in-kind in the fire egress stairs in the lightwell; structural repair only, no change in size; new guardrail, less than 50% repair) at 1331-1333 Church Street.

APPLICATION NO. 2023/06/29/1194

FOR HEARING ON January 10, 2024

Address of Appellant(s):

Address of Other Parties:

Anil Kavipurapu, Appellant(s) 1327 Church Street San Francisco, CA 94114	Ken Chin, Permit Holder(s) 1331-1333 Church Street San Francisco, CA 94114
--	--



Date Filed: October 4, 2023

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 23-046

I / We, **Anil Kavipurapu**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2023/06/29/1194** by the **Department of Building Inspection** which was issued or became effective on: **September 19, 2023**, to: **Ken Chin**, for the property located at: **1331-1333 Church Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **October 26, 2023**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, anthony@anthonygiles.com and kenchin@gmail.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **Wednesday November 8, 2023**, (note that this is one day earlier than the Board's regular briefing schedule due to the holiday on November 10, 2023). The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and anilkavi@gmail.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, November 15, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Wednesday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Anil Kavipurapu, appellant

To Whom It May Concern:

I hereby formally request to appeal the following Permit Application Number **202306291194**, issued on 09/19/2023.

This Permit was issued to my neighbor (Ken Chin) at 1331-1333 Church Street for work on their stairs which cross the property line and are attached to the building where I am one of the owners: 1325-1327 Church Street. I was assured by DBI, during an in-person visit several months ago, that since any work on these stairs would require work on our building's (1325-1327 Church Street) wall across the property line, no permit would be issued without our written consent/Letter of Authorization. We did not provide such authorization to Mr. Chin.

While we are in the process of good-faith negotiations with 1331-1333 Church to allow them access to our wall to which the stairs related to this Permit are attached, Mr. Chin went ahead and applied for this Permit without our knowledge and authorization. At the beginning of August 2023, I also corresponded via email and spoke on the phone on this subject with Mr. Calvin B. Hom at DBI, who issued the permit. This Permit should not have been issued as we do not currently consent to any contractor working on our building's wall and across the property line, which will be part of the work in this Permit.

We need to appeal this Permit, to prevent illegal access to our wall and further damage to our building.

Permit Details Report

Report Date: 10/3/2023 6:54:03 PM

Application Number: 202306291194
 Form Number: 8
 Address(es): 6550 / 025 / 0 1331 CHURCH ST
 6550 / 025 / 0 1333 CHURCH ST
 Description: REPAIR THE DAMAGED FRAMING IN-KIND IN THE FIRE EGRESS STAIRS IN THE LIGHTWELL. STRUCTURAL REPAIR ONLY. NO CHANGE IN SIZE. NEW GUARDRAIL. LESS THAN 50% REPAIR.
 Cost: \$15,000.00
 Occupancy Code: R-3
 Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/29/2023	TRIAGE	
6/29/2023	FILING	
6/29/2023	FILED	
9/19/2023	APPROVED	
9/19/2023	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER
 Name: OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Step	Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
1	INTAKE		6/29/23	6/29/23			6/29/23	WONG ALBERT		10 SHEETS
2	CP-ZOC		6/29/23	6/29/23			6/29/23	SPYCHER DAKOTA		N/A. Repair of non-street visible stairs in existing lightwell, less than 50%. - dakota.spycher@sfgvo.org
3	BLDG		6/29/23	6/29/23			6/29/23	HOM CALVIN		approved otc
4	CPB		9/19/23	9/19/23			9/19/23	LEE ERIC	Administrative	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			24E	WOOD FRAMING	
0			24A	FOUNDATIONS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

[Contact SFGov](#) [Accessibility](#) [Policies](#)
City and County of San Francisco © 2023

BRIEF SUBMITTED BY THE APPELLANT(S)

Anil Kavipurapu

October 26th, 2023

1327 Church St

San Francisco, CA 94114

To: San Francisco Board of Appeals

49 South Van Ness Avenue, Suite 1475

San Francisco, CA 94103

Appeal #23-046

Re: Appeal of Building Permit #202306291194 Issued on September 19th, 2023, to Ken Chin at 1331-1333 Church St, San Francisco, CA, 94114

Dear Members of the Appeals Board,

I. INTRODUCTION

This appeal concerns the issuance of the Department of Building Inspection Permit #202306291194 (the “Permit”) issued to Mr. Ken Chin (the “Permit Holder”) on September 19th, 2023, for construction work at 1331-1333 Church Street (the “Permit Holder’s Property”).

I, Anil Kavipurapu (the “Appellant”), am one of the owners of 1325-1327 Church St (the “Appellant’s Property”) located immediately to the north and adjacent to the Permit Holder’s

Property for which the Permit was issued. I represent the interests of all the owners of 1325-1327 Church St, the building which I co-own and where I reside with my family.

The Permit proposes work on our (Appellant's) property and across our property line without our consent and in violation of Section 106A of the San Francisco Building Code.

Permit Holder was informed, prior to applying for the Permit, that he would need a consent from the owners of the Appellant's Property to proceed with his planned project that crosses our property line and is for work on Permit Holder's staircase attached to our (Appellant's) wall.

While in good faith negotiations with the Permit Holder to find an equitable solution to address both their and our concerns, we discovered that the Permit Holder applied for the Permit despite being explicitly informed of the lack of our consent.

Further, the Building Code Section 3307.1 requires permit holders to protect adjoining property from damage during construction. The Permit Holder's staircase has already caused significant damage to the integrity of our building and it is very likely that our home will suffer additional damage when Permit Holder initiates their project.

For these reasons, and those further described below, we request that the Board of Appeals grant the appeal and require that any permits issued for any work on the staircase attached to both Appellant's Property and Permit Holder's Property be submitted jointly by both property owners.

II. BACKGROUND

A. Discovery of the Staircase and Subsequent Communications between the Parties.

Permit Holder is the owner of 1331-1333 Church St (Permit Holder's Property), de-facto a single family house, where he resides with his wife and a son.

1325-1327 Church St (Appellant's Property) is located directly to the north of Permit Holder's Property. Appellant's Property has several owners. I, Anil Kavipurapu, am one of them, and I filed this appeal on behalf of all owners of the building in which I reside with my family.

On February 15th, 2023, Permit Holder notified the owners of Appellant's Property that there is dry rot on Appellant's Property visible from the Permit's Holder lightwell. In subsequent communications with the Permit Holder and his contractor (M&L Construction) it became clear that the dry rot on Appellant's siding is found in places where Permit Holder's staircase is affixed to and supported by the Appellant's Property (Exhibits A, B). Permit Holder asked the Appellant to fix dry rot on their siding, so that – post dry rot repairs to the staircase – Permit Holder's staircase could be reattached to the Appellant's wall (Exhibit C).

Prior to February 15th, 2023, the owners of 1325-1327 Church Street were not aware of the existence of the staircase, or even the lightwell in which the staircase is located. Based on the views from the front and the back of the Appellant's Property it was assumed that the walls of the two buildings (the Permit Holder's Property and the Appellant's Property) are contiguous along the full length of the Appellant's Property (Exhibit D).

Between the end of February and middle of May multiple emails were exchanged with the Permit Holder and several conversations – both in person and on the phone – took place with the goal of arriving at mutually acceptable and equitable solution to the problem (Exhibit E).

During an in-person meeting on April 7th, 2023, and in an email dated May 15th, 2023, we communicated to the neighbor that he would need our authorization to file for a permit for work on his staircase (Exhibit F). Shortly afterwards the neighbor ceased communicating with us and remained silent for three months – from the beginning of June to the end of August (Exhibit E). Yet on June 29th, 2023, he filed for the Permit (Exhibit G).

The neighbor resumed communicating with us on August 29th, 2023, by sending us email detailing conditions under which he would allow us access to his lightwell to enable the necessary repairs to our siding (Exhibit E). However – in that and subsequent emails – Permit Holder started placing increasingly unreasonable demands on our repairs. For example, Permit Holder insists we use the contractor he selected (Exhibit H) and wants to assess financial penalties on us should we wish to choose our own contractor and/or fail to meet the Permit Holder's-dictated repair timeline (Exhibit I). The timeline which is challenging to meet due to upcoming rainy season and availability of painting contractors.

We, the Appellants, have continued to communicate with the Permit Holder in good faith and maintain a civic tone (Exhibit J) despite the Permit Holder's increasingly unreasonable tone and/or dropping the communication altogether (Exhibits E, H, I). We also explained to the Permit Holder that – as a building with multiple owners – we have a legal responsibility to follow the agreement that all of the owners signed and that any and all decisions can only take place during the formal Building's Association meetings – which need to be called two weeks in advance (Exhibit F). We do not have the same privilege as the Permit Holder to be the sole owner and occupant of the building.

B. Permitting History and Background Information for the 1331-1333 Church St Staircase.

1. The staircase is of unknown origin. It was originally constructed without approved plans or permits for either property.
2. The staircase crosses the Appellant's property line and is attached to the Appellant's Property (Exhibit A) in violation of the Building Code.
3. In the Permit application the Permit Holder failed to disclose to the Department of Building Inspection and the Planning Department that the proposed work crosses the Appellant's property line and falsely showed the staircase fully contained on his side of the property line (Exhibits G, K). As per **San Francisco Building Code Section 106A.3.1(2)** every application shall “[d]escribe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.” Because of this “misrepresentation,” Permit Holder was able to obtain the Permit without Appellant's approval.
4. In 2014 a permit (#201410280085) for dry rot repairs to the staircase was issued to 1331-1333 Church St (the Permit Holder's Property). (Exhibit L).
5. Some of the current owners of the Appellant's Property were owners and residents of the building when 2014 dry rot repairs took place. None of the Appellant's Property owners were informed about the repairs. No plans for the rebuild/repair were shared. No Permit was filed for or issued to Appellant's Property for the 2014 repairs to the Permit Holder's staircase.

6. The unauthorized attachment of the staircase and Permit Holder's negligence in its maintenance caused significant damage to our siding (Appellant's Property) and possibly structural supports of the building (Exhibits A, B, and M).
7. There is no easement recorded on our (Appellant's) property.
8. The Permit Holder cannot establish easement in court and has taken no steps to do so.
9. The Permit Holder can easily relocate, repair, and reconfigure his staircase elsewhere, entirely on his property, with appropriate permits and properly filed and approved plans. At its current location the staircase provides convenience, not a necessity to the Permit Holder.
10. The Permit Holder's representation to the Appellant that the staircase will be completely detached from Appellant's building and that there will be space between the staircase and the Appellant's Property (Exhibits M, N) is inconsistent with the issued Permit where "structural repair only," "in kind," and "without change in size" is proposed (Exhibit G). As per **San Francisco Building Code Section 106A.3.1(1)** every application for a permit shall "[i]dentify and describe the work to be covered by the permit for which application is made."

III. VIOLATIONS OF THE BUILDING AND PLANNING CODES

A. Work on Two Properties Requires Two Permits for Two Addresses.

The staircase is affixed both to 1331-1333 Church St (the Permit Holder's Property) and to 1325-1327 Church St (the Appellant's Property). San Francisco Building Code Section 106A.3.1 states that in order to obtain a building permit, the applicant shall submit an application that "[d]escribe[s] the land on which the proposed work is to be done" and is "signed by the owner"

of the subject property. As per **San Francisco Building Code Section 106A.1**: “...no building or structure regulated by this code shall be... altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Building Official.” In other words, a building permit cannot be issued for work on this staircase and on Appellant’s Property without the Appellant’s consent. The Permit Holder has been explicitly made aware of this requirement both during in person meeting on April 7th, 2023, and in an email dated May 15th, 2023 (Exhibit F). Yet it appears he chose to ignore the Building Code and further chose to mislead the Department of Building Inspection to believe that the scope of proposed work is fully within his boundary line (Exhibits G, K).

B. The Proposed Project Does Not Adequately Protect Our Property.

Permit Holder failed to disclose to the Department of Building Inspection that the staircase is affixed to our (Appellant’s) property (Exhibits G, K). Since the staircase is attached to our wall it is impossible for the Permit Holder to conduct his work without crossing our property line and without further damage to our wall, especially since there is already extensive dry rot both on the staircase and on our wall where the staircase is attached.

Building Code Section 3307.1 states, “[a]djoining public and private property shall be protected from damage during construction, remodeling and demolition work.” Until October 19th, 2023, we had not been provided an opportunity to review the plans associated with the Permit. Further, despite having exchanged multiple emails and speaking on the phone with the Permit Holder’s contractor many unanswered questions remain and we do not feel confident that the proposed work will not cause further damage to our property (Exhibit O, P).

C. Approved Plans Should Accurately Reflect the Scope of the Proposed Work.

As per **San Francisco Building Code Section 106A.3.1(1)** every application for a permit shall “[i]dentify and describe the work to be covered by the permit for which application is made” and as per **Section 106A.4.1** “approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.”

While the Permit describes the repair to the staircase as “structural repair only,” “in kind’ with “no change in size” (Exhibit G) the Permit Holder, his contractor (M&L Construction), and structural engineer (Engin Yagmur, owner of ECR Engineering) all stated in their emails to us that post-repairs the staircase will be detached from our wall (Exhibits M, N). Further, M&L Construction stated that there will be “plenty of room for water to travel down your wall and to the ground unimpeded” (Exhibit M). Either the Permit Holder provided false information on his Permit application or he provided false information to us, as it is impossible for the staircase to both remain the same in size and to be further away from our wall. Only one of these representations is true.

Recently enacted Ordinance No. 220878 amends the San Francisco Building Code Section 103A(a)(1) to provide that it is a violation for an owner to “provide[] false information on permit application or plans” and that such an owner could be liable for a civil penalty of up to \$1,000 a day.

D. Unpermitted, Noncompliant Staircase Should Be Eliminated or Brought to Compliance.

The available public record shows that there are (1) no plans or permits for the installation of the staircase onto either property; (2) no Job Cards or other notes to show the staircase was inspected when it was installed; (3) no approved plan allowing for the staircase to cross the property line; (4) no easement recorded on our property; (5) lack of adequate permit for the 2014 dry rot repairs on the staircase; (6) lack of adequate permit for proposed 2023 dry rot repairs to the staircase.

Because the staircase extends over the boundary line without permits there is no way to “legalize” it. Such construction was never legal or permitted by the Planning and Building Codes and is not legal or permissible today. Construction over a boundary line is not permitted in any jurisdiction. It constitutes trespass and a fire hazard: it may facilitate fire propagation from building to building.

Should Permit Holder wish to keep the staircase, he can easily relocate, repair, and reconfigure it elsewhere, entirely on his property, with appropriate permits and properly filed and approved plans. At its current location the staircase provides convenience to the Permit Holder by allowing him direct access from his garage to his house – not a necessity – as the building is de-facto a single family house – occupied by three people – and there have been no tenants living there since the Permit Holder purchased the building in 2015.

Not only has the Permit Holder not established any “necessity” for the staircase, he has further demonstrated complete neglect in maintaining, inspecting and repairing the staircase to the point of causing costly damage not only to his staircase but also to the neighboring (our) property (Exhibits A, B). Dry rot takes a long time to develop. The staircase was repaired and inspected in 2014 (Exhibit L), just a few months before the Permit Holder purchased his property.

As a non-compliant and unpermitted structure the staircase should be eliminated or the Permit Holder should bring it to full compliance with the code and repair the damage it has caused.

IV. IMPACT OF THE VIOLATION: DAMAGE TO OUR WALL

Permit Holder's unpermitted, non-compliant, encroaching staircase combined with Permit Holder's gross neglect in maintaining, inspecting and repairing the staircase caused costly damage to our siding (Exhibits B, Q).

The staircase is affixed to our wall with nails and it further presses into our siding beyond these direct attachment points (Exhibit A). We fully expect that when dry-rotted staircase treads are removed, more damage to our siding will be uncovered both due to dry rot and this direct pressure the treads had been placing upon it (Exhibits A, M).

In addition, the treads being flushed against our wall allowed for water to be trapped against our siding causing the wood to become wet and contributing to dry rot. In fact, in an email dated March 13th, 2023, Permit Holder's contractor (M&L Construction) acknowledged that water trapping against our siding (as in the current staircase configuration) "would create rot relatively quickly" (Exhibit R).

Further, as can be seen in the photos (Exhibit A) the Permit Holder failed to maintain, inspect and repair his staircase: there is green growth on the stairs as well as extensive dry rot. The latter, reoccurred in less than nine years since the last known dry rot repairs to the staircase (Exhibit L).

Permit Holder took no responsibility for the damage and continues to make it prohibitively challenging for us (the Appellants) to gain access to his lightwell so that we can have the siding repaired. Permit Holder showed more consideration towards his cars than towards his neighbors and threatened us with penalties should we consider choosing our own contractor for the siding repairs or fail to adhere to the strict timelines the Permit Holder plans to impose on our repair project (Exhibit I).

Because of the proximity of the staircase to our wall it is impossible for us to repair, repaint or maintain the siding unless the staircase is at least partially disassembled. Post-repair, our new siding will need to be primed and painted to protect it from the elements. For this reason, the repair and painting jobs need to be synchronized with each other, and further synchronized with the repairs to the staircase (Exhibit J).

The Building Code Section 3307.1 requires permit holders to protect adjoining property from damage during construction. Under the current Permit and further limitations imposed on our repairs by the Permit Holder (Exhibits I, H) it is just not possible to ensure that our home will be adequately protected and will not suffer additional damage during the proposed construction.

V. NO EASEMENT RECORDED ON THE APPELLANT'S PROPERTY

Permit Holder claims he has somehow acquired “prescriptive rights” (Exhibit S). No easement is recorded on our Property. Any easement would need to be established through the actions of court – not by a unilateral act of sending an email claiming existence of such easement. Further – despite his unsubstantiated claims – the Permit Holder cannot satisfy the requirements for a

prescriptive easement or adverse possession and we firmly believe he would not prevail in court should he attempt to establish such easement.

VI. CONCLUSION

We respectfully request that the Board of Appeals grant the appeal and rescind the permit.

It is our prerogative to ensure that any work done on our property is done according to the Building Code and with appropriate permits. The current Permit fails to meet these requirements: it encroaches onto our property without our permission and it fails to protect our home from further damage. While we continue to be committed to working out a mutually beneficial and equitable solution with the Permit Holder that will address both his and our concerns regarding the proposed project, this Permit needs to be rescinded till such time that an agreement between our building and the Permit Holder is reached.

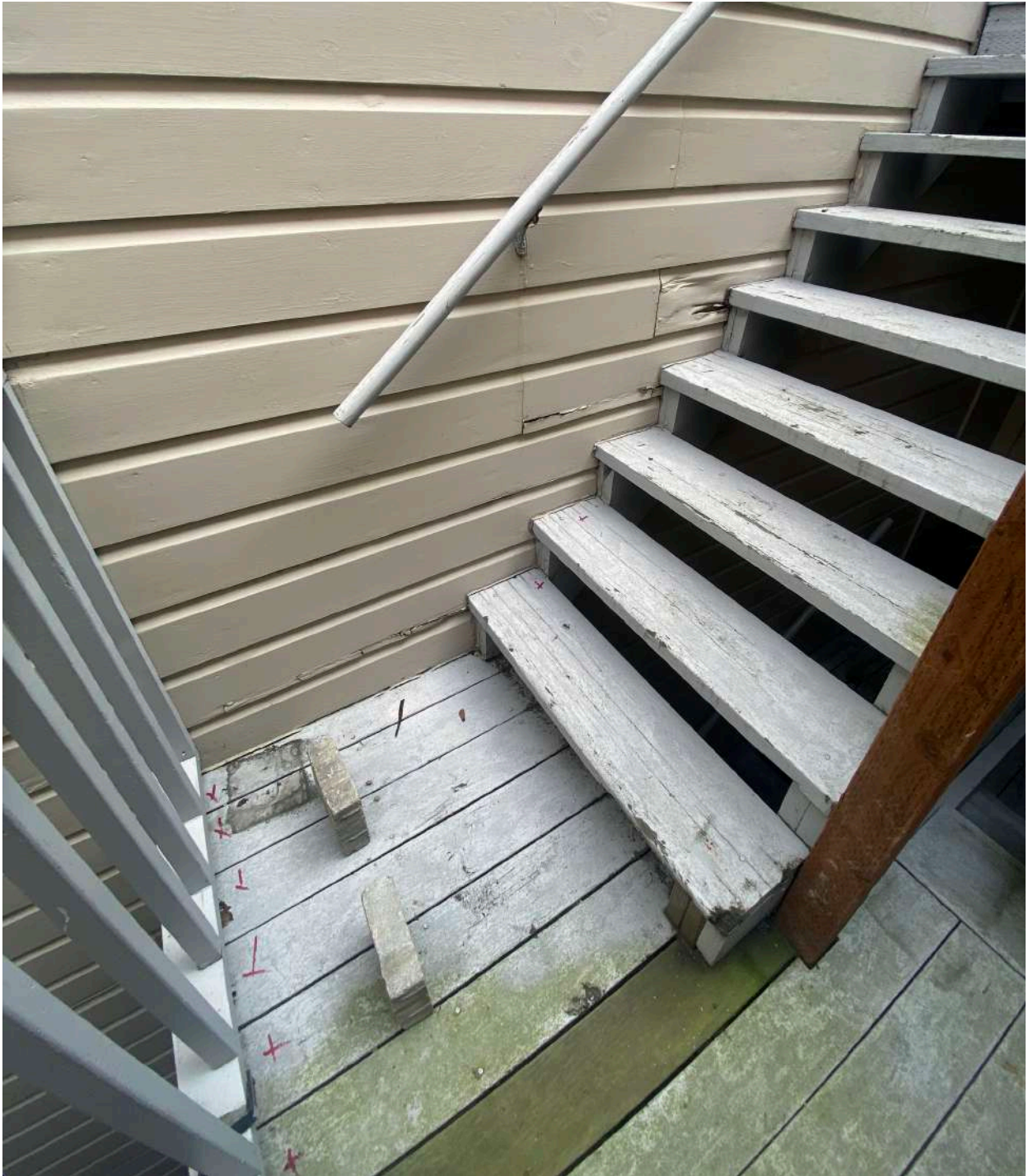
Should we manage to arrive at an agreement with the Permit Holder, we would like to ask the Board of Appeals to impose conditions on the permit that the work could only continue provided the stipulations of the agreement are fulfilled.

Therefore, we respectfully request that the Board grant the appeal and rescind the permit.

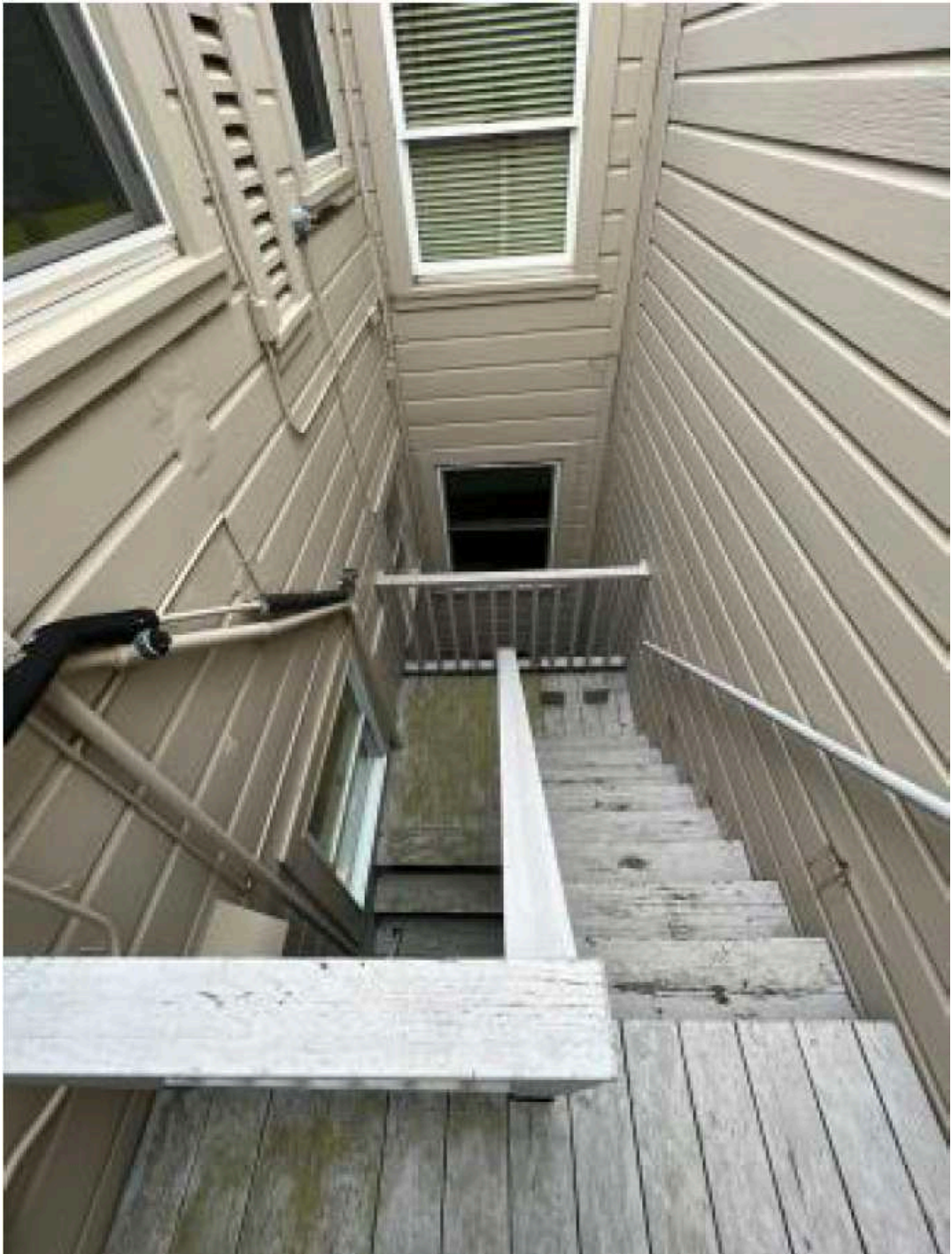
Respectfully,

Anil Kavipurapu

Exhibit	Description
Exhibit A	Photos of the 1331-1333 Church Staircase.
Exhibit B	Inspection Report from Barker O'Donoghue Master Builders.
Exhibit C	Email from the Permit Holder to the Appellant dated February 17 th , 2023.
Exhibit D	Satellite View of the Permit Holder's and Appellant's Properties.
Exhibit E	Timeline of Communication between Parties.
Exhibit F	Email from the Appellant to the Permit Holder dated May 15 th , 2023.
Exhibit G	Permit #202306291194 Records from the DBI website.
Exhibit H	Email from the Permit Holder to the Appellant dated October 16 th , 2023.
Exhibit I	Email from the Permit Holder to the Appellant dated October 3 rd , 2023.
Exhibit J	Email from the Appellant to the Permit Holder dated October 17 th , 2023.
Exhibit K	Plans Associated with Permit #202306291194 Provided by the Permit Holder to the Appellant on October 18 th , 2023.
Exhibit L	2014 Dry Rot Repairs Permit #201410280085 Records from the DBI website.
Exhibit M	Email from the Permit Holder's Contractor to the Appellant dated October 4 th , 2023.
Exhibit N	Emails from the Permit Holder and Permit Holder's Structural Engineer to the Appellant dated October 8 th , 2023.
Exhibit O	Email from the Appellant to the Permit Holder dated October 7 th , 2023.
Exhibit P	Email from the Appellant to the Permit Holder's Contractor dated October 19 th , 2023.
Exhibit Q	Siding Repair Estimate from the Permit Holder's Contractor.
Exhibit R	Email from the Permit Holder's Contractor to the Appellant dated March 13 th , 2023.
Exhibit S	Email from the Permit Holder to the Appellant dated October 4 th , 2023.



1331-1333 Church St Staircase is affixed to 1325-1327 Church St wall. Dry rot is found on 1325-1327 Church St Siding and 1331-1333 Church St Staircase.



1331-1333 Church St staircase is affixed to 1325-1327 Church St and to 1331-1333 Church St walls on both sides of the lightwell.





Photos Received from the Permit Holder's Contractor (M&L Construction).



(Selected) photos and associated comments from the Permit Holder's insurance claim report.



**Dwelling/Exterior/Stairwell - 11-
Overview**

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot on Insured's 1st landing.

No dry rot on neighbor's siding.



1325 Church St - 29

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot to 2x6 joist for 2nd landing but
no dry rot to neighbor's siding.

(Selected) photos and associated comments from the Permit Holder's insurance claim report.

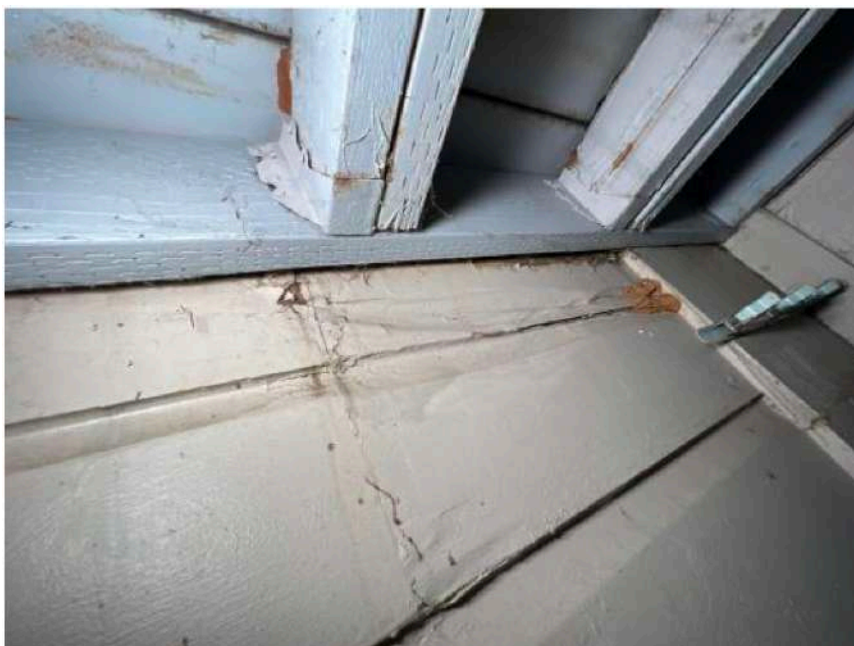


**Dwelling/Exterior/Stairwell - 18-
Overview**

Date Taken: 5/24/2023

Taken By: David Ley

Neighbor's siding - no obvious dry rot to the upper boards.



1325 Church St - 23

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot and signs of termites on neighbor's siding.

No visible dry rot on 2x6 joist for Insured's 1st landing.

Note: the joist is pressure treated compared to most of the other stair's framing indicating it was probably replaced when the previous owner replaced the dry rotted section of stairs before selling the property to the Insured.



Lic #806161

2277 McKinnon Ave., San Francisco, CA 94124

October 17,2023

Re: 1325-1325A-1327 Church Street and 1331/33 Church Street

San Francisco, CA 94114

ATTN: TIC 1325-1325A-1327 Church Street

On October 6,2023, we, Crispin Barker and Gearoid Murphy from Barker O'Donoghue Master Builders, visited and inspected the stairwell between: **1325/27 Church St. and 1331/33 Church St.**

We observed:

- A substandard three level stair column structure. This structure appears to be significantly deteriorated.
- The structure belonging to 1331/33 Church Street property, is at points connected to the adjacent building 1325/27 Church Street.
- This staircase was not built to code
- Some damage to the property 1325/27 Church Street was observed which was local to these points of connection.
- Some siding exhibits water damage and rot and will need to be replaced.
- There is some other minor damage in areas not associated with the staircase connections. We estimate that this applies to roughly 20% of the overall damage/cost to repair.
- Vertical boards deteriorated and attachment to house is insufficient.

Recommendation

- Stair structure to be removed.
- Scaffold to be set up in its place , and closer inspection made.
- Replace siding to match as needed .
- Caulking, paintwork and flashing work to be employed.
- A new compliant stair structure will need to be erected.

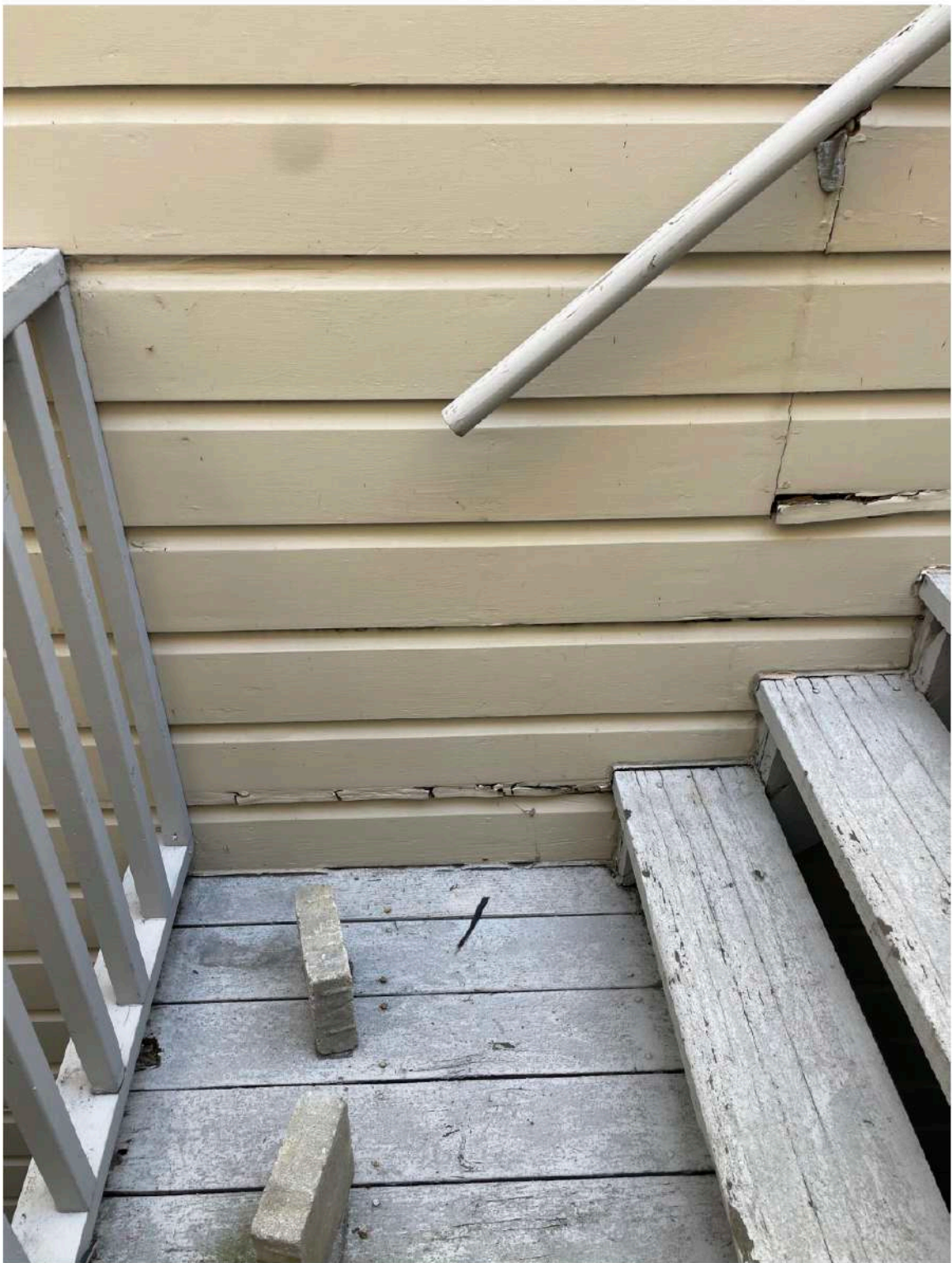
Estimate to Perform the Repairs

- Materials: -waterproofing membranes
 - shiplap siding to match existing
 - exterior grade trim
- Labor - Our best estimate is 2 weeks for 2 carpenters to replace and repair the damaged areas. We estimate roughly this will cost for labor and materials in the ballpark of **\$20,000.** **\$4,000** of which is not related to the damaged areas caused by the staircase.
- Estimated cost to replace vertical boards **\$800.**

Please let us know if you have any questions.









Ken Chin <kenchin@gmail.com>
to Chad, Anil, Justyna, Monika, Shumpei ▾

Feb 17, 2023, 3:31 PM ☆ ↶ ⋮

Hi all,

I've received an estimate for the work on our stairs. We are still in the process of deciding whether or not to proceed with this.

One call out is that repair work on your siding needs to be done when our stairs are taken down. So, this work would need to be coordinated with the work that we are still considering for our stairs. As a result, it may be easier to have the same contractor work on both of these. I've attached a document that includes the estimated cost for the work on your siding.

Please feel free to contact M&L Construction if you have any questions about this work. If you'd like to take a look at your siding in our light well, please let me know and we can set up a time.

Best regards,

Ken
408-410-6876

⋮

One attachment • Scanned by Gmail ⓘ



Satellite View of the Permit Holder's and Appellant's Properties.

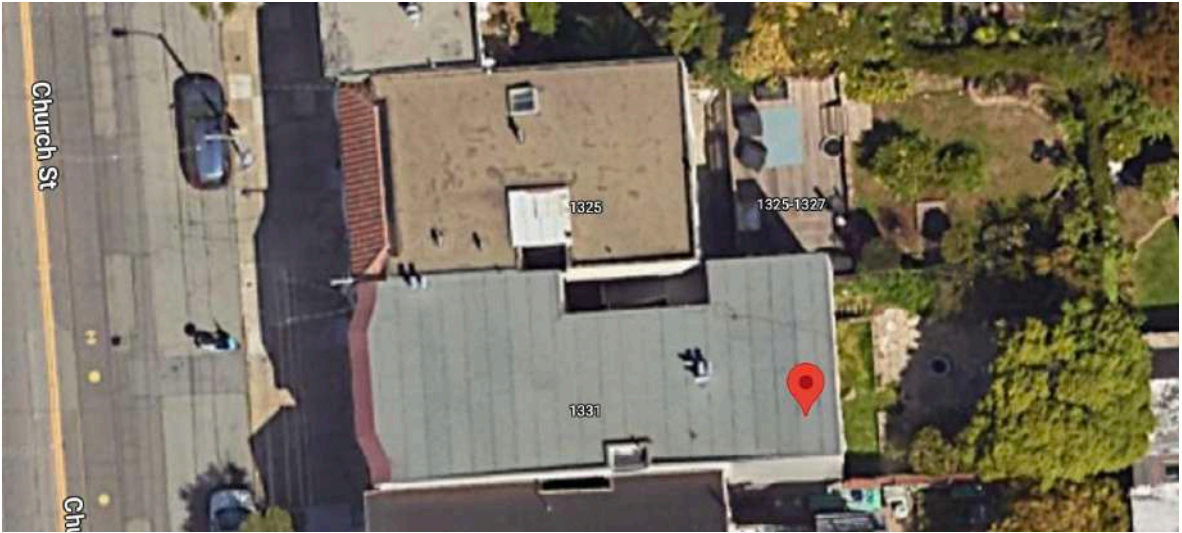


Exhibit E was rejected by the Board Office as it contained arguments. Pursuant to Article V, Section 4(b)(iv) of the Board Rules, exhibits shall not include additional written argument by a party.

8/24/23, 12:28 AM

Gmail - Re: Need to contact your apartment building's owner



Monika <monika.suchanek@gmail.com>

Re: Need to contact your apartment building's owner

Anil Kavipurapu <anilkavi@gmail.com>
To: kenchin@gmail.com
Cc: Monika <monika.suchanek@gmail.com>

Mon, May 15, 2023 at 7:15 PM

Hi Ken,

We agree that owners should take good care of their property so that it does not become a hazard/cause damage to others.

The outdoor staircase of 1331-1333 Church St has been built illegally and it has not been maintained properly, which – in a short eight years – has led to both return of dry rot to the staircase as well as further spread of dry rot to the adjacent siding of the 1325-1325A-1327 Church St southern wall.

When you purchased your building in 2015 the cost of legalizing the staircase should have been part of your financial consideration. If the encroaching staircase's illegality was not disclosed to you, you may have a case against the former owners of your building as in California sellers are legally required to disclose illegal and unpermitted construction. From our earlier conversation, I believe you may be under the impression that this staircase is grandfathered in. However, upon checking with DBI we were informed that grandfathering does not apply to this case: a conclusion our legal counsel concurs with.

Additionally, we would like to remind you that any repairs, replacements, or relocation of the current staircase would require an explicit letter of authorization from 1325-1325A-1327 Church St.

You asked for two more weeks before giving us your answer so that you can meet with a structural engineer and better understand your options.

The owners/HOA of 1325-1325A-1327 Church St believe that reaching a neighborly understanding and formalizing it in an agreement would be the most efficient approach for all parties involved and one that would not sour future neighborly relations, therefore, we decided to honor your request and scheduled the HOA meeting for Friday, May 19th.

During that meeting we will be making decisions on how to proceed further and we will be discussing the next steps regarding the 1331-1333 Church staircase and damage it caused to our building. As a result, the offer we have made to you in our email from April 22nd, 2023, stands till Friday, May 19th, noon. If you are ready to accept our offer (option 1 or 2) please let us know before then. If you have a different – equivalent – offer in mind, kindly propose your best offer in that time frame. The HOA will decide on the way forward in the next meeting.

We want to emphasize that our intention is to find a mutually beneficial solution in a neighborly manner. Our ultimate goal is to resolve this matter promptly and amicably, if at all possible.

Thank you,
Anil

[Quoted text hidden]



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 10/25/2023 9:25:51 PM

Application Number: 202306291194

Form Number: 8

Address(es): 6550 /025 /0 1331 CHURCH ST
6550 /025 /0 1333 CHURCH ST

Description: REPAIR THE DAMAGED FRAMING IN-KIND IN THE FIRE EGRESS STAIRS IN THE LIGHTWELL. STRUCTURAL REPAIR ONLY. NO CHANGE IN SIZE. NEW GUARDRAIL. LESS THAN 50% REPAIR.

Cost: \$15,000.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/29/2023	TRIAGE	
6/29/2023	FILING	
6/29/2023	FILED	
9/19/2023	APPROVED	
9/19/2023	ISSUED	
10/4/2023	SUSPEND	Per BOA Appeal No. 23-046

Contact Details:

Contractor Details:

License Number: OWNER
Name: OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Step	Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
1	INTAKE		6/29/23	6/29/23			6/29/23	WONG ALBERT		10 SHEETS
2	CP-ZOC		6/29/23	6/29/23			6/29/23	SPYCHER DAKOTA		N/A. Repair of non-street visible stairs in existing lightwell, less than 50%. - dakota.spycher@sfgvo.org
3	BLDG		6/29/23	6/29/23			6/29/23	HOM CALVIN		approved etc
4	CPB		9/19/23	9/19/23			9/19/23	LEE ERIC	Administrative	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			24E	WOOD FRAMING	
0			24A	FOUNDATIONS	
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel



Chad West <chad@chadwest.net>

Update from your Neighbors

Ken Chin <kenchin@gmail.com>

Mon, Oct 16, 2023 at 9:38 AM

Reply-To: kenchin@gmail.com

To: Anil Kavipurapu <anilkavi@gmail.com>, Chad West <chad@chadwest.net>, Justyna Wrobel <justynawrobelsf@gmail.com>, Monika Kavipurapu <monikakavipurapu@gmail.com>, Shumpei Kawasaki <shumpei Kawasaki@gmail.com>

Cc: fionshih@hotmail.com, Anthony Giles <anthony@anthonygiles.com>

Including other owners on this thread.

Ken

On Mon, Oct 16, 2023 at 9:33AM Ken Chin <kenchin@gmail.com> wrote:

It has been 8 months since we offered you a chance to fix your siding along with repairs to our stairs. It has been two weeks since we requested that you withdraw your permit appeal because it is counterproductive to our discussions. You've made numerous claims that have not been supported by qualified expertise.

From the beginning, we have said that we are willing to pay for a portion of your siding repairs even though we believe lack of maintenance and inferior materials are responsible for the rot in your siding.

With the safety of our family being our primary concern, we are offering you \$5,000 for your siding work with the following conditions:

1. You withdraw your permit appeal.
2. You consent to our work to detach our stairs from your wall.
3. You will use our contractor to minimize delays and maximize accountability to ensure that the work is done well.
4. The \$5,000 will be paid after both projects are completed.

Both sides agree that an easement for inspections and maintenance is mutually beneficial. We pledge to work with you on the drafting of this easement so that both sides are well supported and protected with the legal costs being shared.

If you truly believe that the stairs are causing damage to your property, which we of course deny, then you have an obligation to mitigate that damage while you have the chance. You may not simply refuse to address the supposed problem because you don't like the terms we propose, and then come back to us with an even bigger claim later.

If you accept this offer, please let my attorney know and he will draft an agreement.

If our permit is revoked, we will postpone the planned work on our stairs and address the immediate safety hazards by other means.

Please direct all questions to my attorney.

Thank you.

Ken



Monika <monika.suchanek@gmail.com>

1331 Church St Stairs

Ken Chin <kenchin@gmail.com>

Tue, Oct 3, 2023 at 5:48 AM

Reply-To: kenchin@gmail.com

To: Anil Kavipurapu <anilkavi@gmail.com>

Cc: Fion Shih <fionshih@hotmail.com>, Chad West <chad@chadwest.net>, Justyna Wrobel <justynawrobelsf@gmail.com>, Monika Kavipurapu <monikakavipurapu@gmail.com>, Shumpei Kawasaki <shumpeikawasaki@gmail.com>

I want to provide clarification on our conditions for you to use a second contractor. We have a very strong preference that both jobs be done by the same contractor to decrease complications, increase efficiency, and reduce risk.

Having two contractors presents complications:

1. Our stairs will only be partially disassembled when work on your siding begins and the two contractors may have different ideas of what state of disassembly is required.
2. Our stairs are the responsibility of our contractor and the siding contractor should not touch our stairs. If during the process of repairing the siding it becomes necessary to further disassemble our stairs, how would that be done? If our stairs are damaged because of the siding work, who is responsible for fixing the damage?
3. The same concerns exist for your siding work. Who is responsible if the stairs contractor damages your siding after the siding work is complete? Because of the tight working conditions, the risk of accidental damage is always present.
4. How are any disputes between the two contractors handled?

Having two contractors also impacts the project times and increases schedule risk:

1. It increases the total duration of time required for both jobs to complete.
2. There is a risk that the siding contractor is not available when the work on our stairs is paused.
3. There is a risk that the stairs contractor is not available to continue when the siding work is complete.

For us to consent to your use of another contractor, the above concerns must be adequately addressed.

1. A legally binding agreement between the two contractors on how they will work together and who is responsible for any damage must be written.
2. Any increase in costs for our stairs from using two contractors will need to be borne by your HOA.
3. The costs of unexpected issues from using two contractors will need to be borne by your HOA.
4. Because our stairs are a means of fire escape, the amount of time when they are not available needs to be minimized. The siding work needs to be timebound and the HOA must carry the schedule risk by agreeing to financial penalties if the completion of the stairs work is delayed for an unacceptable duration.

Please let me know if you have any questions.

Thanks.

Ken

10/25/23, 9:21 PM

Gmail - Update from your Neighbors



Monika <monika.suchanek@gmail.com>

Update from your Neighbors

Anil Kavipurapu <anilkavi@gmail.com>

Tue, Oct 17, 2023 at 10:25 PM

To: kenchin@gmail.com, Anthony Giles <anthony@anthonygiles.com>, fionshih@hotmail.com
Cc: Chad West <chad@chadwest.net>, Justyna Wrobel <justynawrobelsf@gmail.com>, Monika Kavipurapu <monikakavipurapu@gmail.com>, Shumpei Kawasaki <shumpeikawasaki@gmail.com>

Ken,

Thank you for your email.

We have taken note of your perspective, specifically regarding the timeline of communication. While our recollection and email records differ, we believe it is more constructive to focus on a collaborative resolution rather than delving into discrepancies.

We recognize the urgency to resolve this matter: as we stated before it is in our joint interest for both buildings to be well maintained.

We genuinely empathize with the inconvenience that the current condition of the stairs may be causing your family. We understand that the stairs are the primary way for your family to enter the two units you occupy and that, for this reason, it is important for you to have the stairs repaired as soon as possible.

We understand your preference for us to move forward without the appeal process. For the safety of your family and ours, it is paramount that we strictly adhere to the Building Code. In particular, Section 106A of the San Francisco Building Code describes when Permits are needed for alterations, repairs, removal, demolition, etc. Please recall that we informed you in person on April 7th, 2023, and via email dated May 15th, 2023, that any work pertaining to our wall and the staircase that is encroaching onto our property necessitates explicit authorization from the owners of our building. We trust that this imperative has also been underscored by your contractor, structural engineer, and legal representation.

We recognize that you may not perceive any responsibility for the dry rot damage that the – unpermitted, non-compliant, encroaching – stairs inflicted upon our building's siding. This is despite the compelling evidence that these stairs were the epicenter of the dry rot issue, as corroborated by the (improperly) issued permit for their dry rot repairs back in 2014. Furthermore, it is perplexing to us that, while maintaining this stance, you wish to prescribe the contractor we should engage, dictate the timeline for our siding's repairs, and set forth penalties should we not adhere to these parameters (as mentioned in your email from October 3rd, 2023). This presents a conundrum for us, to put it mildly.

Regardless of the sequence of events that brought us to this juncture, our primary objective is to seek a harmonious resolution. With this objective in mind, we would like to articulate our perspectives regarding the proposed course of action.

First and foremost, we are appreciative of your commitment to **detach the non-compliant and encroaching staircase** from our building's wall. It is our understanding that you intend to reconstruct the staircase – or at least a portion of it – such that it remains self-supporting on its northern side. This approach not only addresses the concerns of dry rot proliferation but also the fire safety issues associated with the previously attached staircase.

It would be helpful if you could share the plans you submitted to the DBI together with your permit and any past maintenance/inspection records of your staircase.

Secondly, we request your collaboration concerning **the vertical boards** situated at both the western and eastern ends of your lightwell. Our contracted specialists have identified these boards as non-standard and have raised concerns regarding their attachment between the structures. Additionally, a review of the permitting history for both buildings suggests that these boards may have been installed without the requisite approvals. Such configurations can pose potential risks, notably elevating fire propagation between adjacent buildings. Our specialists have further indicated that moisture accumulation along the boards, specifically at the western end of your lightwell, might be contributing to the observed dry rot not directly linked to your stairs. It is noteworthy that there is significant dry rot already present on these boards. Given these factors, namely non-compliance, enhanced fire risk, and the dry rot issue, we believe that it is in the best interest of both our buildings to have the boards removed and we are willing to contribute 50% towards the cost of their removal.

10/25/23, 9:21 PM

Gmail - Update from your Neighbors

Thirdly, our estimates indicate that the cumulative costs for addressing the **dry rot on our siding** and subsequent repainting hover around \$27,000 to \$30,000. Should we come to a comprehensive agreement addressing all outstanding concerns, we are prepared to fully cover the expenses associated with repainting the siding. This is projected to be in the ballpark of \$7,000 to \$10,000, inclusive of scaffolding requirements. As for the dry rot repairs, in acknowledgment and consideration of your commitment to detaching the staircase and granting us unhindered access for regular inspections and repairs, we propose an equitable cost-sharing approach. We are amenable to covering half of the costs directly linked to the issues posed by your non-compliant staircase, and we kindly request that you cover the remaining half. Given our contractor's assessment, your anticipated share of the repair costs due to the staircase's impact is estimated to be approximately \$8,000.

Kindly note that while we sincerely recognize the immediacy you associate with the repair process, and indeed empathize with your position, the proposed timeline may present challenges, especially in light of the impending rainy season. The meteorological forecasts predict a robust El Niño for this year. As you are undoubtedly aware, our building has recently engaged multiple painting contractors for quotes, and a consistent observation has been their cessation of work during the rainy months, typically spanning from November to March.

It would be imprudent and potentially harmful to our property to expose newly replaced siding to the elements such as rain, mist, and fog for an extended period. Consequently, the rectification of our siding should align with the availability of the painting professionals. This coordinated approach aims not only to preserve our building's integrity but also to minimize any inconvenience to you.

Should you wish to exercise control over the schedule, select the contractor, and stipulate the conditions under which access is granted for the remediation of the damage inflicted upon our siding by your staircase, it would be equitable for you to bear the full financial responsibility for the repair work, including painting. Under such an arrangement, our ability to oversee the quality of the work would be significantly curtailed. Consequently, we would request a 10-year warranty on the work performed on our siding. This warranty would stipulate that should there be a resurgence of dry rot or paint blistering within the ensuing decade, the costs associated with the necessary repairs would fall upon you. On the other hand, should you afford us unrestricted access to inspect and supervise the ongoing work, with the liberty to engage a contractor and painter of our preference – potentially aligning with your choice – even if it necessitates multiple inspections daily to diligently ensure the work's caliber, the requirement for a warranty would be rendered moot.

Fourthly, it is imperative for us to establish a **formal written agreement** between our properties. This will guarantee us consistent and unobstructed access for periodic inspections and any requisite maintenance. The objective is to confirm the detachment of your staircase from our building and to continuously monitor for any potential dry rot reemergence in the vicinity of the staircase.

If we converge on all the issues outlined herein, the appeals hearing need not be contested and can simply be a technicality where we agree to have the executed agreement attached to the permit to enable the work and the permit to move forward conditioned on the agreement.

We remain open to constructive dialogue and joint efforts towards a resolution.

Warm regards,

Anil Kavipurapu

PS Attached is the updated Field Report from Barker O'Donoghue including the call out to the deteriorated vertical boards.

[Quoted text hidden]

 **Church Street- Field Report - 10.17.23.pdf**
7019K

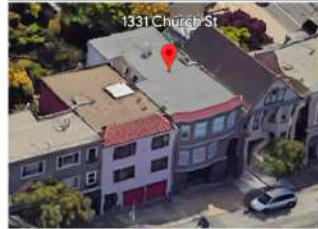
FIRE EGRESS STAIRS REPAIR

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CALIFORNIA 94114
PARCEL NO.: 6550/025

SITE LOCATION MAP



SITE AERIAL IMAGE



PROJECT TEAM

CLIENT:
MR. BEN CHAN
1331 CHURCH STREET
SAN FRANCISCO, CA 94114
T: (415) 410-8676

ENGINEERING FIRM:
ECR ENGINEERING
1532 UNION ST. BOX #189
SAN FRANCISCO, CA 94123
T: (415) 295-3504
Email: ecr@ecr-engineering.com

GENERAL CONTRACTOR:
T.B.C.

CODE COMPLIANCE AND PROJECT INFORMATION

THE PROJECT IS LOCATED IN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE DESIGN WILL BE IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES AND DESIGN STANDARDS:

- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 SAN FRANCISCO FIRE CODE
- 2022 SAN FRANCISCO EXISTING BUILDING CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 15TH EDITION
- AMERICAN CONCRETE INSTITUTE, ACI 318-19
- 2018 AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION (NDS)
- 2018 AMERICAN WOOD COUNCIL SPECIAL DESIGN PROVISIONS FOR WOOD AND STEEL JOINTS (SDPS)

THE BUILDING PROPERTIES ARE:

LOT SIZE: 2,208 SF
BUILDING AREA: 2,820 SF
ORIGINAL CONST. DATE: 1920
ORIGINAL BUILDING CODE: FIRE-CODE
PROPERTY CLASS: 2-UNIF
CONSTRUCTION TYPE: 3-41
OF UNITS: 2
OF STORIES: 3
COUPLERS: 0
SPRINKLERS: NON-SPRINKLERED

THE SAFETY NOTES:

- ALL ENITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION.
- ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION.
- ALL PENETRATIONS TO BE SEALED WITH APPROVED METHODS & MATERIALS.
- MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION.

PROJECT SCOPE

THE PROPOSED SCOPE OF WORK IS TO DO STRUCTURAL REPAIR TO THE EXISTING NON-COMPLANT FIRE EGRESS STAIRS AND LANDINGS IN THE LIGHT WOOD JOIST TO THE DRY-ROF DAMAGE. NO CHANGE IN THE SIZE OR ORIENTATION OF THE STAIRS.

THE SCOPE OF WORK INCLUDES THE FOLLOWING CONSTRUCTION:

- REPLACING THE DRY-ROOF WOOD FRAMING IN KIND.
- REPLACING (C) FLOOR & FOOTING IN KIND.
- REPLACING (C) STRINGERS IN KIND.
- REPLACING EXISTING HANDLE-COMBS WITH NEW HANDRAILS.
- ADDING NEW GUARDRAILS.

SEE PLANS FOR MORE DETAILS.

DRAWING INDEX

- AO.1 COVER SHEET & PROJECT INFORMATION
- AI.1 SITE PLAN & EXISTING & PROPOSED SIDE ELEVATION
- AI.2 EXISTING & PROPOSED GROUND FLOOR PLAN
- AI.3 EXISTING & PROPOSED 2ND FLOOR PLAN
- AI.4 EXISTING & PROPOSED 3RD FLOOR PLAN
- AO.2 PHOTOS
- SO.1 GENERAL NOTES
- SO.2 GENERAL NOTES
- SI.1 GROUND FLOOR/FOUNDATION PLAN & PARTIAL 2ND FLOOR FRAMING PLAN & PARTIAL 3RD FLOOR FRAMING PLAN
- S.2.1 DETAILS



COVER SHEET & PROJECT INFORMATION

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

REVISION	DATE



SHEET NO.

AO.1

SCALE: NONE
ISSUED BY: ECR
DATE: 6/12/2023

City and County of San Francisco
Department of Building Inspection

Lorenda R. Reed, Mayor
Patricia O'Heron, Executive Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspectors shown on the approved plans and checked on the Special Inspectors form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspectors are required in addition to the called inspections performed by the Department of Building Inspection. The names of the special inspector shall be furnished to the related building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Fire Checker assigned to this project or 628-622-3407. If there are any [66] problems regarding special inspection, please call your District Building Inspector at 628-652-3400 [64].

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner must request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. The permit will not be finalized without compliance with the special inspection requirements.

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1705.6. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

1. Telephone: (628) 662-3407
2. Email: dspecialinspection@dsi.org
3. In person: 48 South Van Ness Ave - Suite 400

Note: We are ready to provide a "fast-track" method of resolution. All special inspection submissions, including final letters, may be resubmitted (permitted) or taxed. We will also be willing to a pass/fail fee waiver mode.

Special Inspection Services
48 South Van Ness Ave - Suite 400 - San Francisco, CA 94103
Office: (628) 662-3407 - ext. 630/634 Fax: (415) 398-1233 Updated 1/20/2023

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL OBSERVATION

OWNER NAME: 1331 Church Street SPECIAL INSPECTOR NO. (415) _____ APPROVAL NO. _____

OWNER SIGNATURE: _____ SPECIAL INSPECTOR SIGNATURE: _____

Representation of Special Inspectors is the direct responsibility of the INSPECTOR, on the representation of record, acting as the owner's representative or special inspector shall be one of those as prescribed in Sec. 1704. Names of special inspectors shall be furnished to the District Building Inspector prior to start of the work for which the special inspection is required. Structural observation shall be performed as provided by Section 1705.6. A preconstruction conference is recommended for observation or design/contract projects, complex and high-rise projects, and/or projects involving any procedure or materials.

In accordance with Chapter 17-09B(C), Special Inspectors shall be engaged for the following work:

1. All Concrete (Foundation & walls)	6. All Steel Decking	10. New Structural Framing (except of masonry)
2. All Masonry Structures	7. Structural Alterations	11. Concrete (Foundation)
3. All Structural Steel (Fabrication & erection)	8. Structural Alterations (Welding)	12. Foundations per Title 24, Part 4, CAC
4. All Structural Alterations (Welding)	9. Welding (Structural steel)	13. Steel Deck and Reinforcement on Deck
5. Structural Alterations (Welding)	10. Welding (Structural steel)	14. Steel Deck and Reinforcement on Deck
A. Foundation (Foundation)	11. Welding (Structural steel)	15. Foundations
1. All Foundations (Foundation)	12. Welding (Structural steel)	16. Foundations
2. All Foundations (Foundation)	13. Welding (Structural steel)	17. Foundations
3. All Foundations (Foundation)	14. Welding (Structural steel)	18. Foundations
4. All Foundations (Foundation)	15. Welding (Structural steel)	19. Foundations
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84. All Foundations (Foundation)	95. Welding (Structural steel)	99. Foundations
85. All Foundations (Foundation)	96. Welding (Structural steel)	100. Foundations

Prepared by: _____ Date: _____ Project No.: _____
Project Information: _____
Firm: _____ Email: dspecialinspection@dsi.org
Author: _____ Date: _____
Special Inspector (Check or uncheck as applicable): _____

DATE: _____ MR. Tappan is the District Special Inspector for this project.
QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 662-3407 or dspecialinspection@dsi.org Issued 1/20/2023



SITE PLAN
&
EXISTING
&
PROPOSED SIDE
ELEVATION

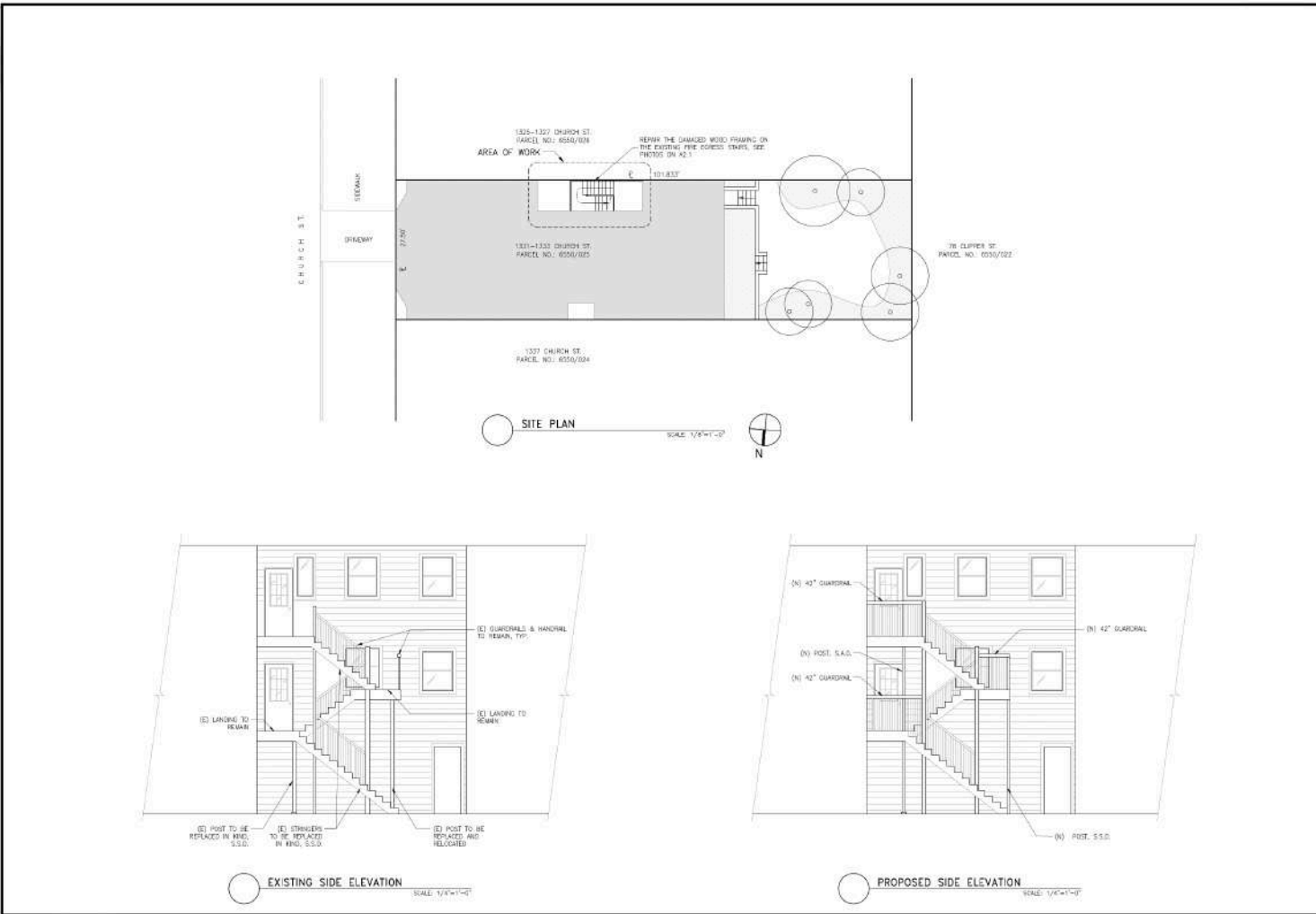
1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

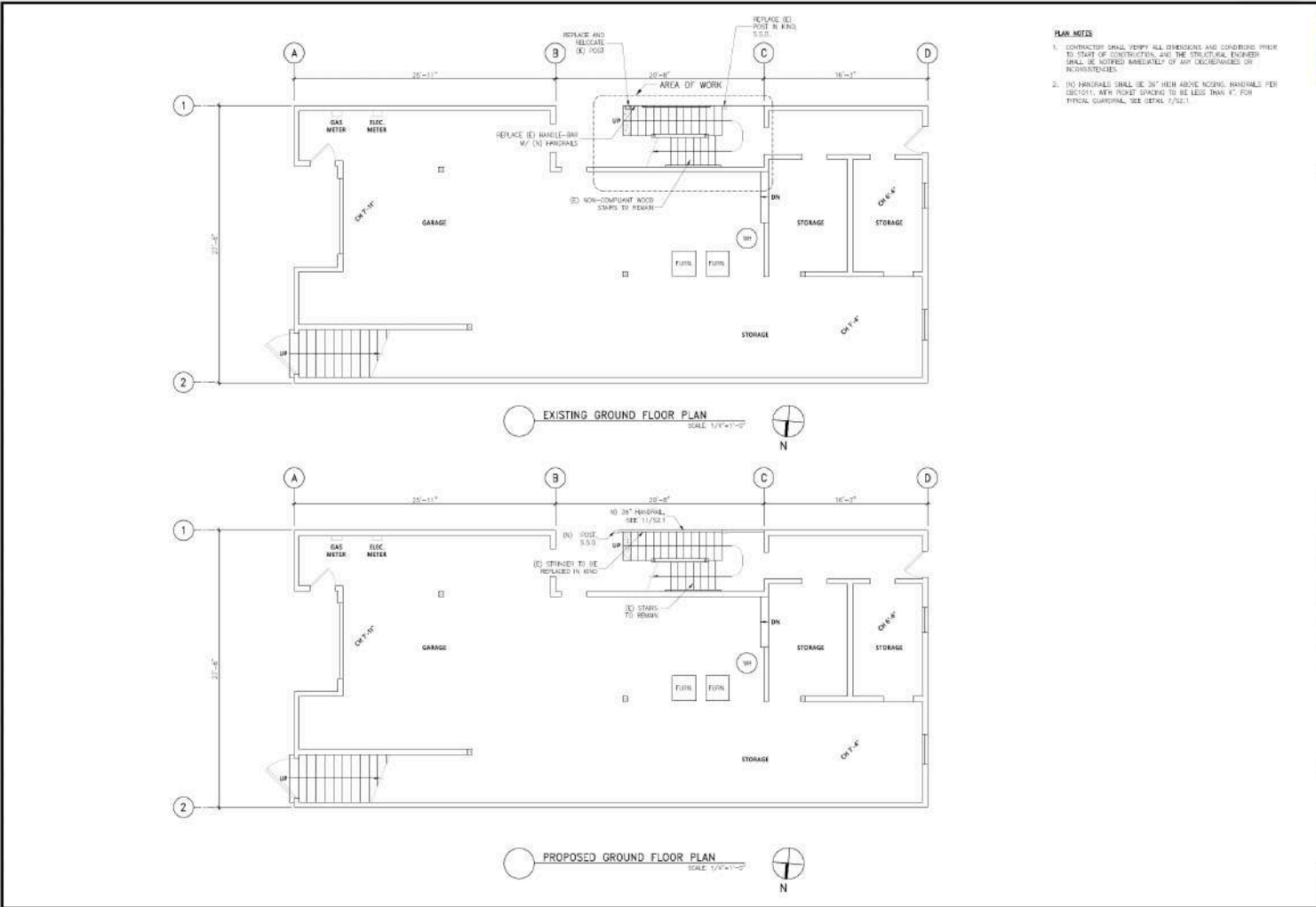
REVISION	DATE



SHEET NO.
A1.1

SCALE: AS SHOWN
DRAW BY: DJS
DATE: 6/13/2013





PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. (D) HANDRAILS SHALL BE 36" HIGH ABOVE RISING HANDRAILS PER SECTION 11.11.01. WITH KICKER BRACING TO BE LESS THAN 4" FOR PERSON GUARDRAIL. SEE DETAIL 7.501.



EXISTING & PROPOSED GROUND FLOOR PLANS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

REVISION	DATE



PROJECT NO.
A1.2

SCALE: AS SHOWN
DRAWN BY: DSH
DATE: 6/13/2008



EXISTING & PROPOSED 2ND FLOOR PLANS

1,331 & 1,333 CHURCH STREET
SAN FRANCISCO, CA 94114

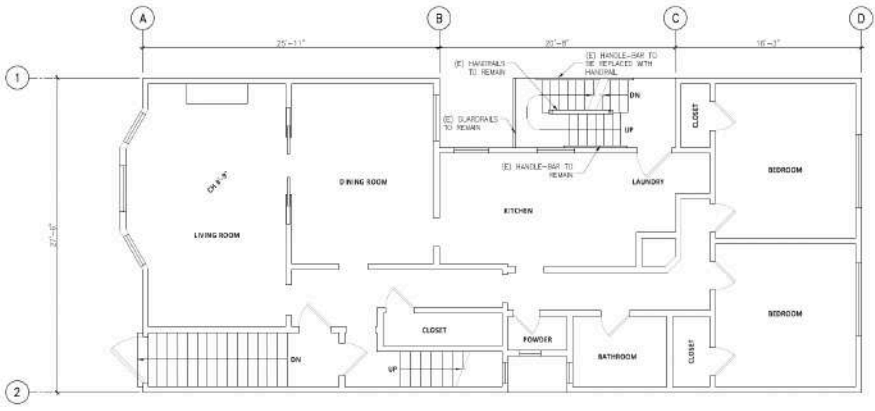
REVISION	DATE



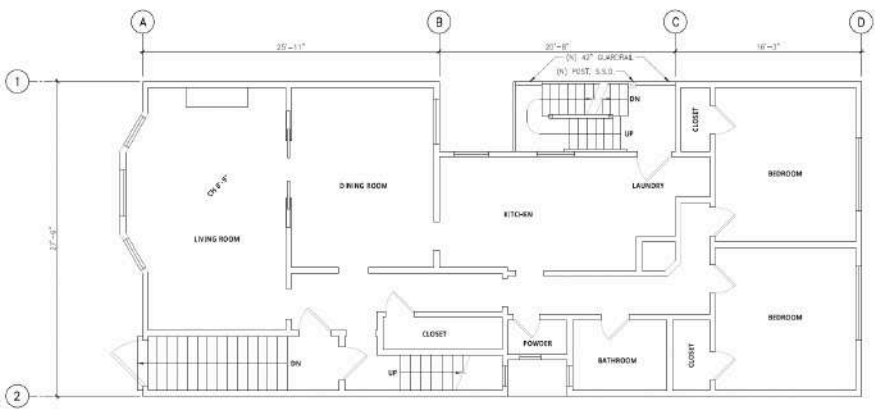
SHEET NO.
A1.3

SCALE: AS SHOWN
DRAWN BY: EES
DATE: 6/12/2022

- PLAN NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONGRUENCIES.
 - (N) MINORALS SHALL BE 20" HIGH ABOVE NOTING HANDRAILS PER CHAPTER 1 WITH PICKET SPACING TO BE LESS THAN 4" FOR TYPICAL CONDITIONS. SEE DETAIL 7-25.1.



EXISTING SECOND FLOOR PLAN
SCALE: 3/4"=1'-0"
N



PROPOSED SECOND FLOOR PLAN
SCALE: 3/4"=1'-0"
N



EXISTING & PROPOSED 3RD FLOOR PLANS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

REVISION	DATE

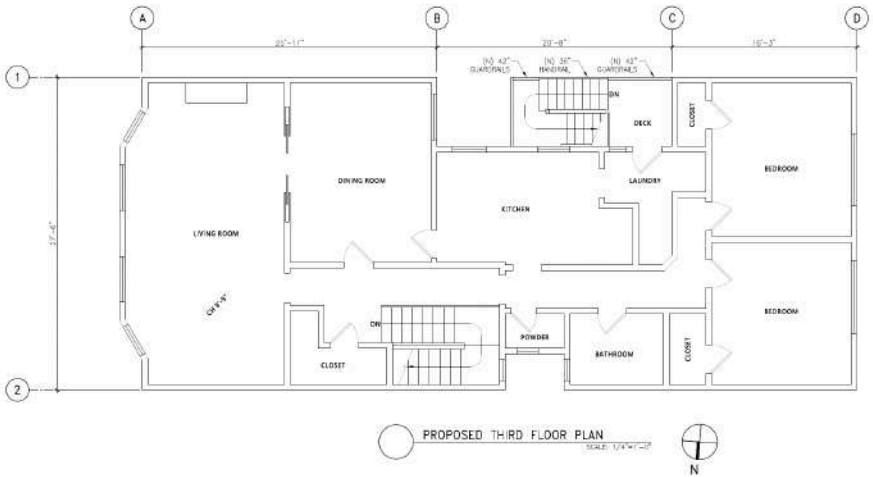
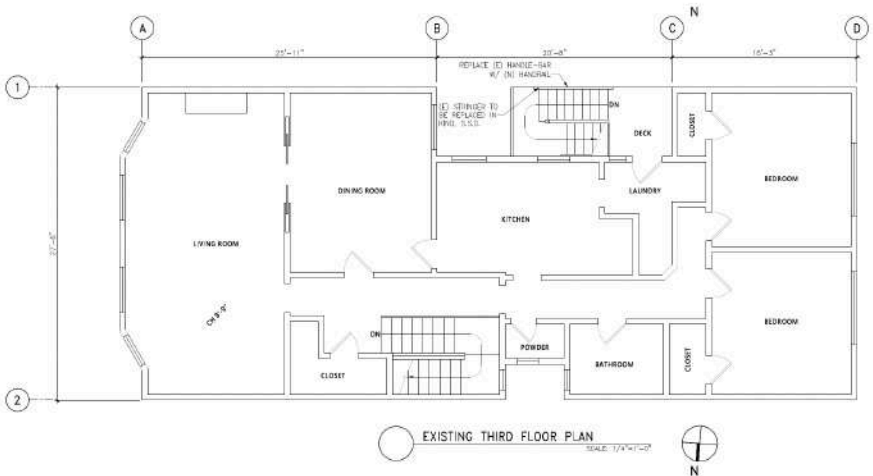


SHEET NO.
A1.4

SCALE: AS SHOWN
DRAWN BY: EKS
DATE: 6/11/2022

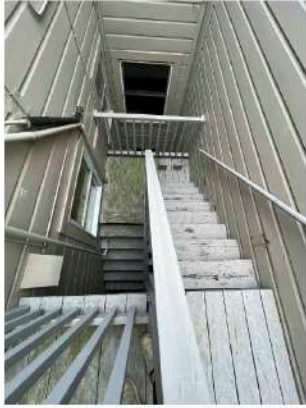
PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONVENIENCES.
2. (N) HANDRAILS SHALL BE 36" HIGH ABOVE FINISH HANDRAILS PER CBS1211, WITH KICKER SPACING TO BE LESS THAN 4" FOR TYPICAL GUARDRAIL. SEE DETAIL 7/52.1.

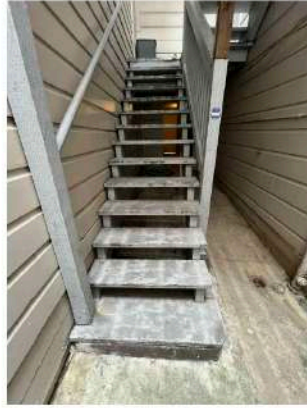




1 (E) FIRE EGRESS STAIRS



2 (E) FIRE EGRESS STAIRS UPPER LEVEL



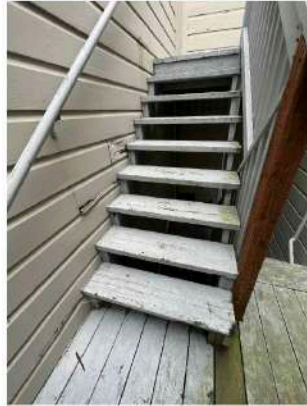
3 (E) STAIRS FROM GROUND LEVEL TO 2ND FLR



4 (E) GUARDRAILS & HANDRAILS TO REMAIN



5 (E) POSTS & FOOTINGS TO REMAIN



6 (E) TREADS TO BE REPLACED IN KIND



PHOTOS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

REVISED	DATE



SHEET NO.

A2.1

SCALE: AS SHOWN
 DRAWN BY: ECR
 DATE: 8/13/2020

EXISTING CONSTRUCTION

1. Check that no new utilities noted as existing. (D)
2. Existing construction above or below drawings was obtained from site investigation and can be used for planning purposes. The contractor shall verify all existing job conditions, review all drawings and verify dimensions prior to construction. The contractor shall verify the existence of all discrepancies and corrections before proceeding with the work.
3. The removal, cutting, drilling, etc. of existing work shall be performed with care in order not to damage the structural integrity of the building. If structural members or mechanical, electrical, or distribution features are indicated for removal, interference with the new work, the architect shall be immediately notified and prior approval shall be obtained before removal or alteration.
4. The contractor shall verify where existing construction where existing supports are removed to allow the installation of the new work.
5. The contractor shall perform the work with a minimum of inconvenience to the owner and so as not to interrupt the day to day work operations. The contractor shall ensure safe passage of persons around areas of construction and shall conduct all operations with the owner or his agent.
6. The contractor shall promptly repair damage caused during operations with similar materials and workmanship.
7. All removed items, materials and debris unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.

CONCRETE & REINFORCING STEEL

1. All concrete shall be ready-mix in accordance with ASTM C94.
2. All concrete shall be reinforced unless specifically noted "not reinforced".
3. Concrete ASTM C150 Type II.
4. Aggregate ASTM C33.
5. Non-shrink. Cast, premixed, non-shrink, non-stink, and.
6. Disinfect. Sand or concrete containing more than 0.1 percent of soluble chloride.
7. Must be reviewed by owner's testing lab and submitted to the structural engineer for approval. Do not cast without approval by structural engineer.

Concrete	Strength	Slump	Size	Remarks
Sub-grade	3,000 psi	4"	1/2" OR 3/4"	
Foundations	3,000 psi	4"	1/2" OR 3/4"	
Other	3,000 psi	4"	1/2" OR 3/4"	

See specifications for additional requirements. All concrete shall be finished appropriate, finish swept, troweled, 145-PSF, 100%.

8. Rebar: All bars to be cast in concrete such as reinforcing, decks, beds, anchors, pipes, sleeves, etc., shall be securely positioned in the forms before placing the concrete.
9. Rebar: Top and electrical conduits shall not be embedded in structural concrete, except where specifically approved by the structural engineer.
10. Provide details for planning and electrical openings in concrete before placing, do not cast any reinforcing with any openings. Casts in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.
11. Construction joints: Provide as detailed as possible. Expose clear coarse aggregate locally embedded in mortar matrix by sandblasting, hammering, or other approved method. Location of construction joints shall be approved by the structural engineer.
12. Top pack or place non-shrink grout under footings, all slabs, etc., as required to full bearing.
13. Reinforcing steel: ASTM A615 grade 60.
14. Welded wire fabric: ASTM A105.
15. All reinforcement shall be corrosion. Stagger splices where possible. Laps shall be per typical details, unless otherwise noted.
16. Minimum clear concrete cover for reinforcement, 100%:
 - Deep vertical walls: 3 inches
 - Cast in forms and exposed to earth or weather: #5 bar and larger: 3 inches
 - #3 bar and smaller: 1 1/2 inches
 - Not exposed to earth or weather: Slabs, walls and joints: 1 inch
 - Beams, girders and columns (to head): 1 1/2 inches
 Distances are to closest reinforcement.
17. Reinforcing steel: Allowance the contractor shall provide 2000 pounds of reinforcing steel for the engineer to use of his discretion during construction. The contractor shall reimburse the owner for the unused portion.

FOUNDATIONS

1. Foundation design is based on soil capacity per USC 2022, Table 10B6.2.
2. The contractor shall conform to the recommendations of USC 1084 regarding site preparation and foundation.
3. Foundation excavations shall be inspected and approved by the local sponsor prior to placement of any reinforcing steel or concrete.
4. Foundation type: conventional spread foundations, grade beams and retaining walls.

Design Index	Allowable
Codebook	
General Building	1500 psf
IL, 4, LL	1000 psf
IL, 4, LL, 4 Wind or seismic	2000 psf
5. All footings shall bear on firm undisturbed soil. Bottoms of footings shown on the drawings are minimum and shall be located as indicated, at the discretion of the soils engineer, to remove soft and loose materials.
6. The contractor shall be solely responsible for all excavation procedures including bracing, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local building department.
7. Scaffolds of walls shall not be placed until a minimum of 7 days after the completion of the walls. Scaffolds shall not be placed until after completed inspection of dump-pouring.

ADHESIVE ANCHORS

1. Use Simpson QT-10 Adhesive Anchoring System by Simpson Strong-Tie (02-03, 034-7333).
2. Installation of anchors shall conform to all requirements of ICC report, manufacturer's recommendations and these notes.
3. Pre-drill hole, remove dust and debris using a wet brush and air-free compressed air.
4. A clean mixing nozzle shall be attached to the cartridge, and the rest three trigger guns from each mix gun shall be discarded.
5. The hole shall be filled one-half to two-thirds full with the epoxy adhesive, starting at the bottom to avoid entrapping air.
6. Anchors must be clean and dry. Insert threaded rod having diameter which permits the anchor to the bottom of the hole. Do not disturb during cure time.

CARPENTER

1. Framing Lumber: All lumber shall meet the following minimum standards except where otherwise noted. All lumber shall be graded and stamped in accordance with the West Coast Lumber Inspection Bureau (WCLIB).
2. All new framing lumber shall have 15% minimum moisture content at time of installation.

Use	Species	Grade	Remarks
Structural Framing	2x4 & 2x6	D.F.	No. 2
	2x4 & 2x6	D.F.	No. 1 or better
	3x & 4x Sides	D.F.	No. 1
	3x & 4x Sides	D.F.	No. 1
Without Framing	2x & 3x Studs	D.F.	No. 2
	4x Posts	D.F.	No. 2
	5x & Larger Posts	D.F.	No. 1
Wall Stud Rates	D.F.	No. 2	
Wall Studs	D.F.	No. 2 Pressure treated	
Other Uses	D.F.	Std. or better	

3. Plywood Sheathing: All plywood shall meet the following minimum standards except where otherwise noted. All plywood shall be graded and stamped in accordance with U.S. product standards PS-1-09. All plywood shall be manufactured using exterior glue.

Location	Thickness	Grade	Remarks
Walls	1/2" / 5/8"	CD Select (Sheet 1)	
Floors	1 1/2" / 3/4"	CD Select (Sheet 1)	

Typical Nailing Schedule (Minimum)	Notes
1. Joist or Rafter to sides of studs	(3) - 8d
2. Bridging to joist, lateral each end	(2) - 8d
3. 1"x6" Joist or Rafter to ends of each joist, face end	(2) - 8d
4. Rafter to joist	(3) - 8d
5. 2" Joist to joist or gable, end and face end	(2) - 10d
6. Gable plates to joist or blocking	(4) - 8d (each end)
7. Top plate to stud, end and face	(2) - 10d
8. Stud to side plate	(2) - 10d (each end)
9. Double studs, face end	(2) - 10d (each end)
10. Double top plates, face end	(2) - 10d
11. Top plates, top and end	(2) - 10d
12. Continuous blocks, face joints along all joists	(4) - 8d
13. Drying joints to joist, lateral	(4) - 8d
14. Continuous header to stud, lateral	(4) - 8d
15. Drying joints, face end partitions	(3) - 10d
16. Drying joints to parallel members, face end	(3) - 10d
17. Header to joist, lateral, end joint	(2) - 10d
18. 1" Joist to each stud and plate	(2) - 8d
19. 1" Joist sheathing or beam to end blocking, face end	(2) - 8d
20. Allow thru 1"x6" sheathing to end blocking, face end	(3) - 8d
21. Built-up corner studs	(4) - 8d (each end)
22. Built-up girders and beams top and bottom staggered	(2) - 20d at ends and 12d at splice

5. Nails: Nails called out in schedule shall be common wire nails of other nails called for on the drawings shall be common wire nails unless otherwise noted. All dimensions and clear wall nailing shall unless common nails as indicated in notes.
6. Saw plywood nailing schedule for nailing of plywood sheathing. Where nailing is not noted, use 10d @ 16" o.c. at panel edges and 10d @ 12" o.c. at intermediate locations.
7. Precast nail holes to 70% of nail shank diameter where nails tend to split the wood.
8. Nails: Nails in wood framing shall be standard machine bolts unless otherwise noted. All bolt heads shall be drilled 1/2" to 3/4" oversized. Bolt heads and nuts shall have no chemical evidence over 1613 ounces or steel hardware. Corrosive bolts require 303 stainless steel nuts only. Bolts in contact with permanent treated materials shall be stainless steel A316 or hot-dip galvanized (G60 per ASTM A653 or ASTM A593).

All items shall be maintained in condition of use or left until to allow a full 24-hour cure.

9. Sidewalk: Sidewalk construction into wood framing requires approved plate, webbing and hardware shall be larger than 1/2" and 3/4" wide. All items prior to concrete. All wood framing hardware hardware must be secured in place prior to foundation excavation.
10. Log Slices: Log slices shall be prepared as follows. The load hole for the shank shall have the same diameter as the shank and the same length as the length of unthreaded shank. The load hole for the threaded portion shall have a diameter equal 10 percent of the shank diameter, and a length equal to at least the length of the threaded portion. Log slices shall be secured into place, not after into place. Provide webbing per note 7.

CARPENTRY WORK

11. Wood Surfaces: Lead holes shall be prepared and shall have a diameter of 70% of the lead diameter in the screw. Screws shall be secured into place, not driven into place.
12. Nail Connections: Nail connections are referred to on the drawings by particular type as manufactured by Simpson Strong-Tie, Inc. of Hayward, California. Products of other manufacturers with equivalent load carrying capacities may be used provided that the products have current U.S.C. approval. Contractor shall submit product catalog and a table indicating both the described product and the substituted product along with their respective capacities for approval by the architect before all hardware called for by the product manufacturer unless otherwise noted on the drawings. Use manufacturer suggested nails where thickness of timber provides the use of common nails.
13. Blocking and Siding: Siding blocking shall not be less than 2 inches in thickness and the full depth of the stud or stud. Siding shall be supported laterally by the studs and or each support by solid blocking except where the studs or plates are nailed to a beam, band or rim joist or by an adjoining stud or when supported in a larger floor joist shall be braced every 4 feet and end joists every 10 feet by solid blocking 2 inches thick and the full depth of the joist, or by wood cross bracing at no less than 1 inch by 2 inches or solid cross bracing of equal strength. Where cross bracing is used, the lower ends of each cross bracing shall be braced or tied into the floor, subfloor or roof to be braced.
14. Framing for Openings: Provide double trimmer and header joists at all openings that cut over studs. Provide jack bracing where joists frame into header and header frame into trimmer.
15. Double joists under all partitions parallel to the joists.
16. All wood members in contact with concrete or masonry shall be pressure treated.



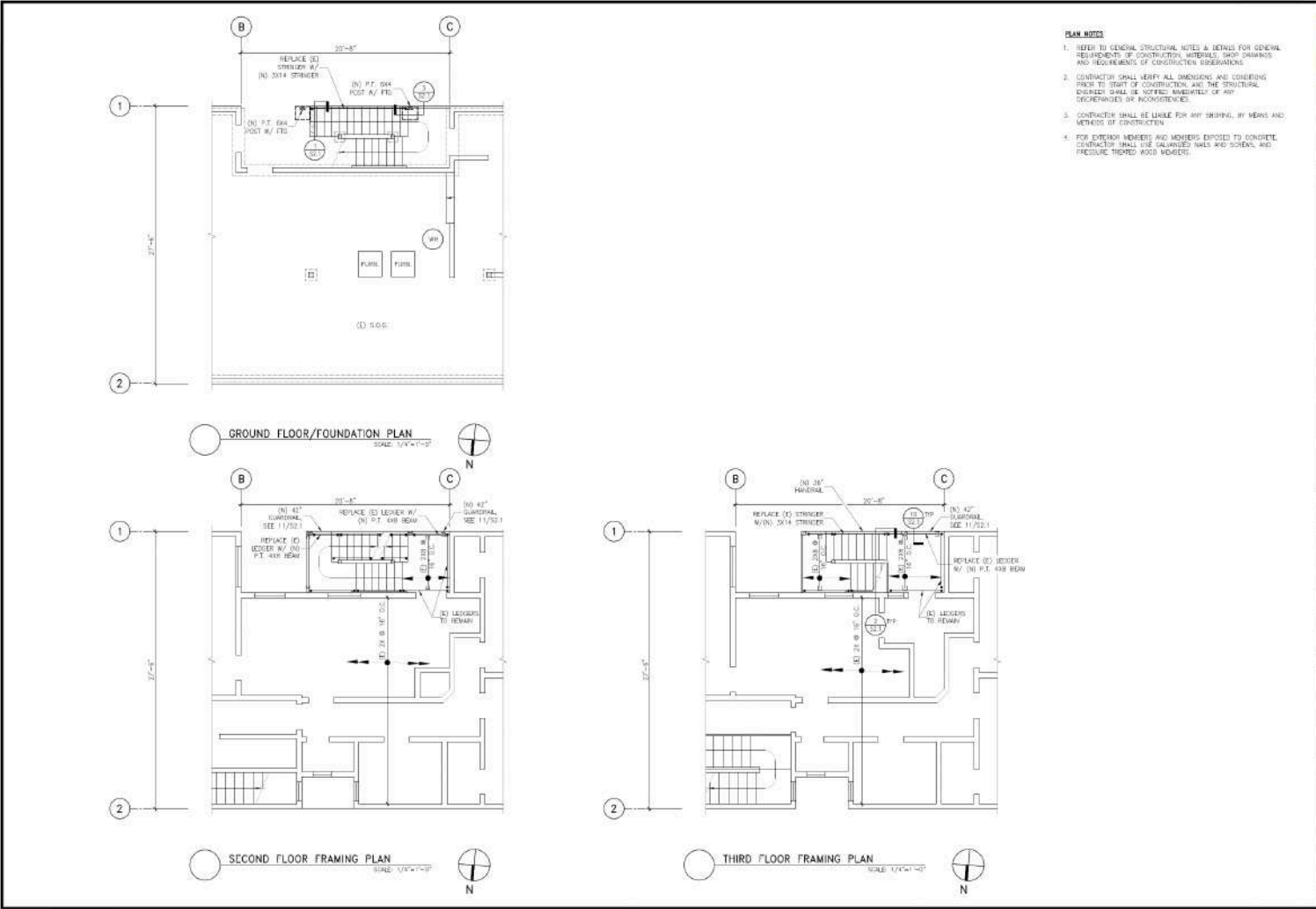
GENERAL NOTES

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114



SHEET NO.
S0.2

SCALE: NONE
DRAWN BY: EES
DATE: 6/12/2022



PLAN NOTES

1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION SEQUENCING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. CONTRACTOR SHALL BE LIABLE FOR ANY SINKING, BY HEAVIS AND METHODS OF CONSTRUCTION.
4. FOR EXTERIOR MEMBERS AND MEMBERS EXPOSED TO CONCRETE, CONTRACTOR SHALL USE GALVANIZED NAILS AND SCREWS, AND PRESSURE TREATED WOOD MEMBERS.



PARTIAL GROUND FLOOR/FOUNDATION
 &
 PARTIAL
 2ND & 3RD FLOOR
 FRAMING PLANS

1331 & 1333 CHURCH STREET
 SAN FRANCISCO, CA 94114

REVIEWS	DATE



SHEET NO.
S1.1

SCALE: AS SHOWN	
DRAWN BY: GJO	
DATE: 6/15/2023	



DETAILS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

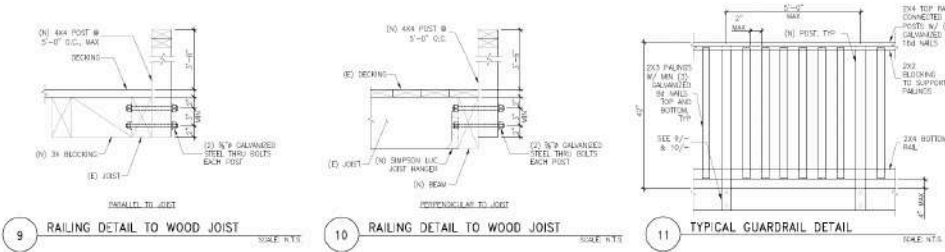
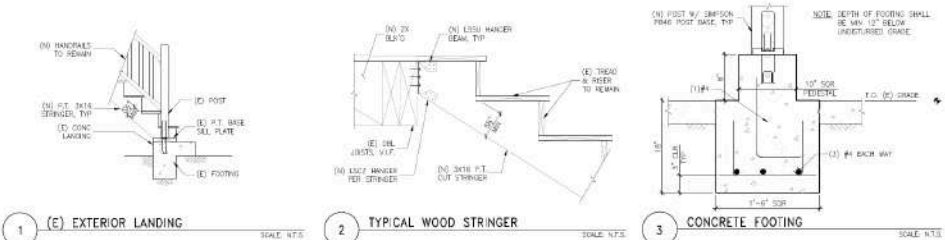
REVISIONS	DATE



SHEET NO.

S2.1

SCALE: AS SHOWN
DRAWN BY: DJS
DATE: 6/11/2013





Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 10/25/2023 9:43:33 PM

Application Number: 201410280085

Form Number: 8

Address(es): 6550 /025 /0 1331 CHURCH ST
6550 /025 /0 1333 CHURCH ST

Description: LESS THAN 50% REPLACEMENT OF REAR WOOD STAIRS DUE TO DRY ROT, REPAIR IN-KIND.

Cost: \$5,000.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/28/2014	TRIAGE	
10/28/2014	FILING	
10/28/2014	FILED	
10/28/2014	APPROVED	
10/28/2014	ISSUED	
11/13/2014	COMPLETE	2314662 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: 931250
 Name: MICHEAL KEAVENEY
 Company Name: KEAVENEY CONSTRUCTION
 Address: 19122 LEGEND CT * MORGAN HILL CA 95037-0000
 Phone:

Addenda Details:

Description:

Step	Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
1	BLDG		10/28/14	10/28/14			10/28/14	KWOK STEPHEN		
2	CPB		10/28/14	10/28/14			10/28/14	PASION MAY		

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
11/13/2014	Joseph Yu	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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Chad West <chad@chadwest.net>

1331-1333 Church Street Staircase Detachment

Anil Kavipurapu <anilkavi@gmail.com>

Wed, Oct 4, 2023 at 1:06 PM

To: Monika Kavipurapu <monika.kavipurapu@gmail.com>, Chad West <chad@chadwest.net>, Justyna Wrobel <justynawrobelsf@gmail.com>

----- Forwarded message -----

From: **Buddy** <buddy@mandlconstruction.com>

Date: Wed, Oct 4, 2023 at 12:33 PM

Subject: Re: 1331-1333 Church Street Staircase Detachment

To: Anil Kavipurapu <anilkavi@gmail.com>

Cc: mark <mark@mandlconstruction.com>

Anil,

The stair repair now has approved plans with SF DBI, which enable us to add framing such that no part of the new stair structure will attach to your building. Beyond attachments, there will be plenty of room for water to travel down your wall and to the ground unimpeded.

The repair of your siding is a T&M job because there is no way to determine upfront the full extent of damage. For example, there could be frame damage behind some areas of siding. Also, in our experience, it is likely that more of the siding is rotted than you can see. The range we gave you for possible total repair cost was \$8,000 to \$14,000, which includes scaffolding. That is not a firm estimate, and it's possible the number could be lower than \$8,000 when the repair is complete (it could also be higher than \$14,000). It is a wide range due to the uncertainties, and we tend to use more worst-case type assumptions since people generally get attached to rough estimate numbers even though we provide the caveat that they should not. Finally, Ken's number includes painting and your rough estimate does not.

So, bottom line, the rough estimate we gave you is apples-to-oranges when compared to Ken's number. Regardless, when you take into account the scaffolding and the lower end of the rough estimate range, the cost of repairs for each is equitable.

Regards
Buddy

----- Forwarded message -----

From: **Engin Yagmur** <ecrengineering@gmail.com>
Date: Sun, Oct 8, 2023 at 11:03 PM
Subject: Re: Update from your Neighbors
To: <kenchin@gmail.com>
Cc: Anil Kavipurapu <anilkavi@gmail.com>, <fionshih@hotmail.com>

Confirmed.

Kind regards,
Engin Yagmur / ECR Engineering
Principal
T: (415) 205-3804
www.ecrengineering.com

On Sun, Oct 8, 2023 at 10:50 PM Ken Chin <kenchin@gmail.com> wrote:

Hi Anil,

Answering your question about removing all points of attachments of our stairs from your wall. Yes, that will be done. A new footing is being added to allow for the **removal of all** attachments from your wall.

Our engineer Engin can confirm that his design does the above.

Ken

On Sun, Oct 8, 2023 at 10:40 PM Ken Chin <kenchin@gmail.com> wrote:

Hi Anil,

Answering your question about removing all points of attachments of our stairs from your wall. Yes, that will be done. A new footing is being added to allow for all attachments from your wall.

Our engineer Engin can confirm that his design does the above.

Ken



Chad West <chad@chadwest.net>

Update from your Neighbors

Anil Kavipurapu <anilkavi@gmail.com>
To: kenchin@gmail.com, fionshih@hotmail.com
Bcc: chad@chadwest.net

Sat, Oct 7, 2023 at 12:13 PM

Ken,

We would like to provide you with an update on developments from our end as we work towards finding an equitable solution to the problem our adjoining buildings currently face.

Thank you for allowing the contractors from Barker O'Donoghue to access your lightwell yesterday (October 6th, 2023) and assess our building's wall. We are awaiting their report, however, given the long weekend, we do not anticipate receiving it before Tuesday/Wednesday (October 10th-11th, 2023) at the earliest.

We are also awaiting further clarifications from Buddy/M&L Construction. We emailed Buddy on October 3rd, 2023, seeking clarification regarding the cost of the repairs and to confirm that – after the repairs – the 1331-1333 Church staircase will not be attached to our building's wall. We received an incomplete answer from Buddy on October 4th, 2023, and followed up with another email to seek further clarifications on October 5th, 2023.

Critically, we need to understand if – post-repairs – your staircase will be fully and completely detached from our wall, that is, there will not be a single nail or other point of attachment in our wall: be it from the stairs, railing, supports or anything else. If M&L Construction is not the right contact for this particular query, would it be possible for us to ask this detachment question to somebody else, perhaps your structural engineer?

Our priority remains finding an equitable solution that benefits all parties involved. We want to ensure any decisions made are sustainable and prevent recurring issues.

Thank you for your understanding.

Best,
-Anil
On behalf of the Owners' Association.



Monika <monika.suchanek@gmail.com>

1331-1333 Church Street Staircase Detachment

Anil Kavipurapu <anilkavi@gmail.com>

Thu, Oct 19, 2023 at 12:58 PM

To: Buddy <buddy@mandlconstruction.com>, "mark mandlconstruction.com" <mark@mandlconstruction.com>

Bcc: monika.kavipurapu@gmail.com

Buddy and Mark,

I hope this email finds you well.

Firstly, we truly appreciate your timely responses to our previous correspondences concerning the quote for the siding repairs in Ken's (1331-1333 Church) lightwell. Recognizing the intricacies of such situations for contractors, we genuinely value your patience and understanding as we navigate this with Ken.

We would like to bring to your attention that the vertical boards on both ends of Ken's lightwell are not affiliated with our property. It is unclear how the perception arose that they were associated with our building rather than Ken's. In our prior communications, we had requested these boards to be itemized distinctly, allowing Ken the option to bear the costs for their replacement. However, after thorough consideration and consultation with experts, we have concluded that we prefer these non-compliant boards to be detached from our building. **Consequently, we kindly request a quote specifically for the removal of these boards.** Should scaffolding be necessary for this task, please ensure its cost is incorporated within the quote.

Secondly, a point of clarification is needed regarding the specifics of our siding repair project. After Ken granted access to our contractors to inspect his lightwell, the subsequent 'field report' indicated that the dry rot stemming from Ken's stairs constituted 80% of the damage, while the damage elsewhere (mostly by the vertical boards) accounted for the remaining 20%. This assessment aligns with photos and our observations, yet seems to diverge from the figures you have provided. **Given this discrepancy, might there be an opportunity for you to re-evaluate your quote or even consider a re-inspection of the site?**

Your recent quote of \$2,500 for addressing the entirety of the dry-rot linked to the stairs and railing raises some questions. When juxtaposed with your earlier estimate #10352 given to Ken on 02/15/2023, there is a notable variance. In that estimate you quoted \$2'500 for repairs to our damaged siding exclusively where Ken's stair stringer is attached, for the sole purpose of re-attaching his stairs. If the comprehensive work, previously estimated between \$8k-\$14k, is now being offered at \$2,500, while it would be advantageous for us, we have no intention of undervaluing your services. **If the \$2,500 quote for addressing the entirety of the dry-rot linked to Ken's stairs and railing remains steadfast, we are prepared to proceed with a formal contract.**

For clarity, our reference to addressing the entirety of the dry-rot encompasses all affected areas, extending at least a foot in every direction from where visible dry rot is found **AND** at least a foot in every direction from where Ken's staircase and railing are currently affixed to our wall (even if currently there is no visible dry rot). Given the recurrence of extensive dry rot within a few years of Ken's staircase repair in 2014, our priority is to ensure its complete eradication. Ken's uncooperative demeanor further underscores the importance of a comprehensive solution.

Further, as a separate line item we would like to request **an updated quote for the dry rot repair on our siding associated with the vertical boards (but not inclusive of the cost of the replacement of the vertical boards nor scaffolding needed for removal of the boards).**

Should additional issues arise during the repair, such as further rot or structural damage to our building, how do you envision addressing them? Additionally, could you provide details on any warranties associated with your work and whether the replaced siding will be pre-primed?

Our paramount objective is a thorough and lasting resolution to the dry-rot challenges, emphasizing both durability and quality. In the spirit of transparency and mutual respect, we kindly request a revised quote that accurately captures the required work. We understand external factors might influence your numbers, but we urge you to provide a fair estimate that will allow us to reach an equitable agreement with Ken.

We appreciate your continued cooperation and look forward to a swift resolution, allowing us to advance this project.

<https://mail.google.com/mail/u/1/?ik=7e13e02730&view=pt&search=all&permmsgid=msg-f:1780215193112335905&siml=msg-f:1780215193112335905>

1/

10/26/23, 1:01 AM

Gmail - 1331-1333 Church Street Staircase Detachment

Regards,

Anil

M&L Construction
 1559B Sloat Blvd #218
 San Francisco, CA 94132 US
 +1 4156123138
 mark@mandlconstruction.com



ESTIMATE

ADDRESS

Anil Kavipurapu
 1327 Church St
 San Francisco

ESTIMATE # 10394

DATE 03/13/2023

JOB

SIDING REPLACEMENT

ACTIVITY	AMOUNT
OBTAIN PERMIT Including permit fees	
***** REPLACEMENT *****	
Of all siding & trim	
LOCATION	
@ SOUTH WALL OF HOUSE	
INSTALL SCAFFOLDING	
For full height and width of wall	
DEMOLITION & REMOVAL	
Demolition and removal of existing siding & trim	
INSTALL INSULATION	
Install R13 insulation	
INSTALL PLYWOOD	
Install 1/2" CDX plywood	
INSTALL TYVEK	
Install Tyvek moisture barrier	
INSTALL SIDING	
Install HardiePlank 9-1/4" smooth pre-primed siding	
INSTALL TRIM	
Install Hardie 5/4 x 4 trim boards along sides of wall	
TOTAL COST	25,500.00
***** REPAIR *****	
Repair only rotted areas of siding	
INSTALL SCAFFOLDING	
REPAIR SIDING	
Remove rotted siding and replace with new wood in-kind	
T&M RATE	

PRICES INCLUDE LABOR, MATERIALS AND DUMP FEES

ACTIVITY	AMOUNT
----------	--------

Time & Materials are charged as follows:

LABOR

- \$125/hr per carpenter
- \$65/hr per skilled laborer

MATERIALS

Value of receipts submitted
 for reimbursement +15%

 PLEASE NOTE:

- Painting not included in price.
- Any additional adverse conditions uncovered will be reported to homeowner and additional estimate provided for approval prior to repairs being made.

TOTAL

\$25,500.00

Accepted By

Accepted Date

PRICES INCLUDE LABOR, MATERIALS AND DUMP FEES

From: **Buddy** <buddy@mandlconstruction.com>
Date: Mon, Mar 13, 2023 at 2:25 PM
Subject: Re: Siding Repair Project for 1325-1325A-1327 Church St SF
To: Anil Kavipurapu <anilkavi@gmail.com>

Anil,

Will do on both estimates.

For the stair repair, we are going to attach the stringer to the building using spacers so that the stringer board does not trap water against your siding (as that would create rot relatively quickly).

Buddy



Chad West <chad@chadwest.net>

1331 Church St Stairs

Ken Chin <kenchin@gmail.com>

Wed, Oct 4, 2023 at 3:03 PM

Reply-To: kenchin@gmail.com

To: Anil Kavipurapu <anilkavi@gmail.com>

Cc: Fion Shih <fionshiah@hotmail.com>, Chad West <chad@chadwest.net>, Justyna Wrobel <justynawrobelsf@gmail.com>, Monika Kavipurapu <monikakavipurapu@gmail.com>, Shumpei Kawasaki <shumpeikawasaki@gmail.com>, Anthony Giles <anthony@anthonygiles.com>

Hi Anil,

I was notified by the city that the permit for my stairs is being appealed by you. This is disappointing, and seems like an unnecessarily hostile step in what should be a very straightforward issue. We are already in discussions on the logistics of getting your siding work and my stairs repaired. suspending my permit is not cooperative and may delay repairs needed for safety. Also, I am advised that because the places where the stairs attach to your wall have been in that condition for over five years, we have acquired what is called a prescriptive right to that, and that this would allow us to work on the area anyway.

However, I really don't want this to turn into a legal fight. Although I certainly have the right to exclude you and your agents from the stairway area, that would be as counterproductive as your actions, so I choose not to do so and will continue to allow you access to my property for the purposes of inspections and contractor estimates. Of course, I reserve the right to revoke this if I am met with continuing obstruction for a simple and necessary task.

I'd like to continue discussions on getting this resolved without dealing with the permit appeal.

Ken

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Permit Holder's Brief

APPEAL FILED NO. 23-046 @ 1331-1333 CHURCH STREET

The appellant has made many claims that we disagree with, and we assert that we are entitled to keep our permit.

We do not agree that we are responsible for the present condition of their siding.

1. The rot in their siding did not originate from the rot in our stairs. This is supported by the inspection report from a dry rot expert hired by our insurance carrier. (Exhibit A and B)
2. Although given every opportunity over the past 8 months, the appellant has not provided an inspection by a qualified expert to support their claims.
3. There are multiple instances of rot in portions of their siding at locations away from our stairs.
4. There has been no inspection or maintenance done on their siding in the eight plus years that we've owned our property.
5. The appellant has stated that none of his building's owners were aware of the existence of the stairs and light well prior to us informing them of their dry rot. (Appellant's brief page 3) If so, this part of the building was not part of their maintenance schedule and raises questions about the siding's conditions before our purchase in 2015.

We have made every effort to work with the appellant to find a solution that benefits both sides and intend to continue discussions to ensure that both properties get the needed repairs. This includes:

1. Continuing to offer the appellant access to repair their siding, which includes dismantling our stairs.
2. Agreeing to provide access for inspections and maintenance of our properties in the future.
3. Offering to proceed with the repairs while continuing discussions on the responsibility for their siding.

4. Spending \$6,600 for an engineer to design the changes that would allow us to separate our stairs from their wall and planning to spend an additional \$12,000 to detach our stairs as requested by the appellant.

The dispute between the two parties is primarily about who is paying for the siding, and neither the Board of Appeals nor DBI are appropriate forums for resolving this issue. The appellant is trying to use these two bodies to drive this dispute in favor of one side.

Most importantly, only the connectors cross the property line. Our stairs reside completely on our property, except for the connectors attached to the appellant's wall. Our repairs can be done staying completely within our property. Due to the limited number of connectors, the wooden parts that are currently attached can be removed without removing the portions of the connectors that cross the property line.

The appellant is aware of our son's autism and intellectual disability (Exhibit C) and how the present conditions on our stairs pose a particular safety hazard to him. By denying us the right to repair our stairs, they place our son and others at risk of injury. With safety being our highest priority, our goals are to address the immediate safety hazards as soon as possible.

For these reasons, I respectfully ask the board to uphold our permit without any conditions.



Mason Claim Services, Inc.
 121 Pecan St.
 Boerne, TX 78006
 (800) 974-6654

LOSS REPORT

Status

Reference:

Report #: 0

Catastrophe Number:

Policy Number: CAH3105197201

Claim Number: 1005-17-8084

Date of Loss: 2/15/2023

Type of Loss: Liability/Injury

File Number:

Insured: Chin Ken
 1331 Church Street
 San Francisco, CA 94114

ENCLOSURES:

Estimate, Statement of Loss, Bill for Services, Photos (46), Diagrams

COVERAGE:

Structural1 \$0.00

Eff. Dates: From: To:
 Mortgagee:
 Deductible: \$0.00
 Co-Ins. Policy: Yes No
 Forms:

FINAL REPORT

Inspection Details

Inspection Date and time: Arrived on site for scheduled appointment on at 11:00 am.

People present at inspection: Chin Ken

Reported damage description:

There is dry rot around the outside stairwell, insured's neighbor (1325 Church St) is claiming the dry rot spread damaging siding.

Causation: Dry rot on the neighbor's siding developed at the contact between Insured's stairs and neighbor's siding and between neighbor's vertical board and neighbor's siding. The vertical board closes off the neighbor's stairwell from the Insured's stairwell. The stairwell has no roof and is open to the rain and fog. The roofs on both the Insured's house and the neighbor's are flat. There is no gutter in the Insured's stairwell. Because there are no water streaks on the sides of the stairwell it appears the water on the roofs drains away from the stairwell.

Duration: Insured bought the property 8 years ago. One year before the purchase the previous owner had all the boards with dry rot replaced on the stairs. Less than 50% of the stairs were replaced. Insured didn't know if the neighbor had any repairs done to their siding at that time. The neighbor hasn't done any repairs since the Insured moved in.

Recently, the Insured noticed dry rot developing on the edge of one of the steps (not in contact with the neighbor's siding). He had a contractor inspect for an estimate. The contractor found more dry rot on the stairs and the neighbor's siding.

The dry rot on the Insured's stairs has not progressed very far, indicating it probably developed after the Insured bought the house.

The dry rot on the neighbor's siding in a few places has progressed much further than the dry rot on the Insured's stairs. The dry rot that had progressed the most, compared to the dry rot on the Insured's stairs, were in places that had no contact with, and were a few feet from the Insured's stairs. Based on the comparative progress of the dry rot, it is probable the dry rot on the neighbor's siding is older than the current dry rot on the Insured's stairs. It appears the dry rot on the neighbor's siding started before Insured purchased the house.

Mold:

Did the customer mention mold? No

Mold Causation: N/A - no mold was found.

Inspection:

Coverage A (Dwelling)

ROOF: N/A - the dry rot is from rain and fog in contact with the siding in the stairwell, not from water running off the flat roof.

Siding

Siding Age/Material/Product ID: Neighbor's right elevation is painted redwood siding with 7" reveal. The neighbor's front elevation is stucco.

No damage or dry rot to Insured's elevations.

Inspection results are:

- Dry rot and signs of termites on neighbor's siding below the joist for the 1st landing but no visible dry rot to the joist.
- Dry rot on the neighbor's siding in places that were at least 2 feet away from the Insured's stairs.
- Dry rot to the butt end of a 2x6 joist for the 2nd landing where it was installed next to the neighbor's siding but no dry rot to neighbor's siding.
- Relatively advanced dry rot to the neighbor's siding next to the treads of the stairs between the 2nd and 3rd landing with little, if any, dry rot to the butt end of the treads and stringer where they contacted the neighbor's siding with dry rot.
- Water damage to the neighbor's siding near the 3rd landing. The water had created a large bubble between the wood and the paint and there were stains on the paint below the bubble from water seeping out. Pushing against the paint bubble caused water to drip from the bubble.
- Two feet above the leak and a few inches to the right was a smaller paint bubble. Moisture readings showed the wood next to the bubble was wet but dry a few inches away from the bubble. Along the bottom of the board above the bubble are several feet of what appears to be old dry rot that was painted over at some point. This board is above the stairs. The upper hardware for the handrail is fastened into this board. Some of the painted-over dry rot is where the hardware is attached. It appears the hardware was detached and reset when the board was painted.

Inspection found most of the contact between the Insured's stairs and the neighbor's siding had no dry rot to either side. The dry rot that was found on the neighbor's siding was much more extensive and advanced compared to the little amount of dry rot on the Insured's stairs, or more often, the inspection found advanced dry rot on the neighbor's siding that was in contact with no dry rot on the Insured's stairs. These inspection results indicate the previous owner probably replaced the dry rot on the stairs, but the neighbor did not repair their siding.

Also, there was at least one place where dry rot had started on the Insured's stairs and was in contact with the neighbor's siding, but no dry rot had started yet on the neighbor's siding, adding to the previous point made about the timing of the dry rot on the neighbor's siding.

Based on the inspection results, it appears the dry rot on the neighbor's siding is older than the dry rot on the Insured's stairs and likely predates the Insured's ownership of the house. Because of this finding, no repair estimate was written. There was also advanced dry rot to the neighbor's siding in places that had no connection to the Insured's stairs and water damage to the neighbor's siding from an interior leak inside their property. Neither of these issues are related to the claim.

Estimate:

Overhead & Profit: Was Overhead and Profit applied?

N/A

Depreciation rate and reasoning:

N/A

Salvage/Subrogation: N/A

Repair duration: N/A

Underwriting Issues:

No observed underwriting issues. The Insured is getting estimates to have his stairs rebuilt so they are free-standing with no contact with the neighbors' siding.

Thank you for choosing Mason Claim Services.

Please send all requests and inquiries for this assignment to csaa@masonclaims.com

STATEMENT OF LOSS:

Item	RCV	Dep	ACV	Limit
Structural 1	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00	\$0.00	

Deductible	\$0.00
Less Prior Payments	\$0.00
Claim Payable	\$0.00
Due Insured	\$0.00

RECOMMENDATIONS:

Carrier to determine coverage.

5/28/2023

Date

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



Dwelling/Risk - 1

Date Taken: 5/24/2023

Taken By: David Ley

Overview - photos will show:

1. Advanced dry rot to neighbor's siding in contact with Insured's stairs that has no dry rot or little dry rot.
2. Advanced dry rot on neighbor's siding where there is no contact with Insured's stairs.
3. Water damage to neighbor's siding from active interior leak.



Dwelling/Risk - 2

Date Taken:

Taken By: Google

Google Earth view of stairwell in relation to neighbor's siding.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
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Policy #: CAH3105197201



Dwelling/Risk - 3

Date Taken:

Taken By: Google Street View

1325 Church on the left.

Insured's home on right: 1331-1333 Church.



Dwelling/Address Verification - 4

Date Taken: 5/24/2023

Taken By: David Ley

1331-1333 Church St.
San Francisco, CA 94114
Insured owns both.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



Dwelling/Exterior/Rear - 5

Date Taken: 5/24/2023

Taken By: David Ley

Overview - no damage - both elevations appear to be in good condition.



Dwelling/Exterior/Stairwell - 6-Overview

Date Taken: 5/24/2023

Taken By: David Ley

Arrow points to dry rot on neighbor's siding.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



Dwelling/Exterior/Stairwell - 7- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot on neighbor's siding.

Insured's house on the left.



Dwelling/Exterior/Stairwell - 8- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Arrow points to dry rot on neighbor's siding.

The circled area has dry rot that is easier to see in the following photos.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
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Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



Dwelling/Exterior/Stairwell - 9- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Neighbor's siding in left of photo.
No dry rot on Insured's siding.



Dwelling/Exterior/Stairwell - 10- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Arrow points to dry rot on end of boards
on 1st landing.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
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Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



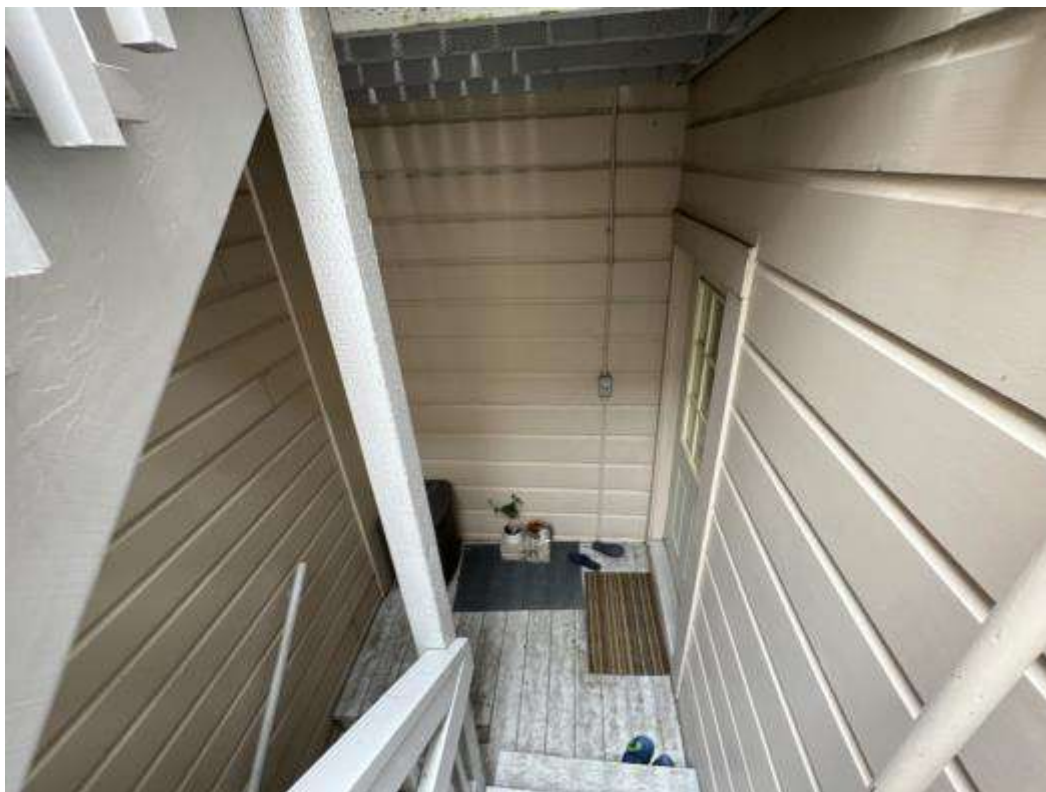
Dwelling/Exterior/Stairwell - 11- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot on Insured's 1st landing.

No dry rot on neighbor's siding.



Dwelling/Exterior/Stairwell - 12- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Overview of 1st landing.

Neighbor's siding on left.

Insured's house in middle and on the right.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



Dwelling/Exterior/Stairwell - 13- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Overview of 2nd landing.

Arrow points to dry rot on neighbor's siding in next photo.



Dwelling/Exterior/Stairwell - 14- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Overview of 2nd and 3rd landings.

Lower arrows point to dry rot.

Upper arrow points to leak from interior.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
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Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



Dwelling/Exterior/Stairwell - 15- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Overview of 2nd and 3rd landing.

Water damage to neighbor's siding
circled in red.

Arrows point to dry rot.



Dwelling/Exterior/Stairwell - 16- Overview

Date Taken: 5/24/2023

Taken By: David Ley

3rd landing
Neighbor's siding on left.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



Dwelling/Exterior/Stairwell - 17- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Insured's house - no damage - no dry rot.



Dwelling/Exterior/Stairwell - 18- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Neighbor's siding - no obvious dry rot to
the upper boards.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



Dwelling/Exterior/Stairwell - 19- Overview

Date Taken: 5/24/2023

Taken By: David Ley

Overview



Dwelling/Exterior/Stairwell - 20- Overview

Date Taken: 5/24/2023

Taken By: David Ley

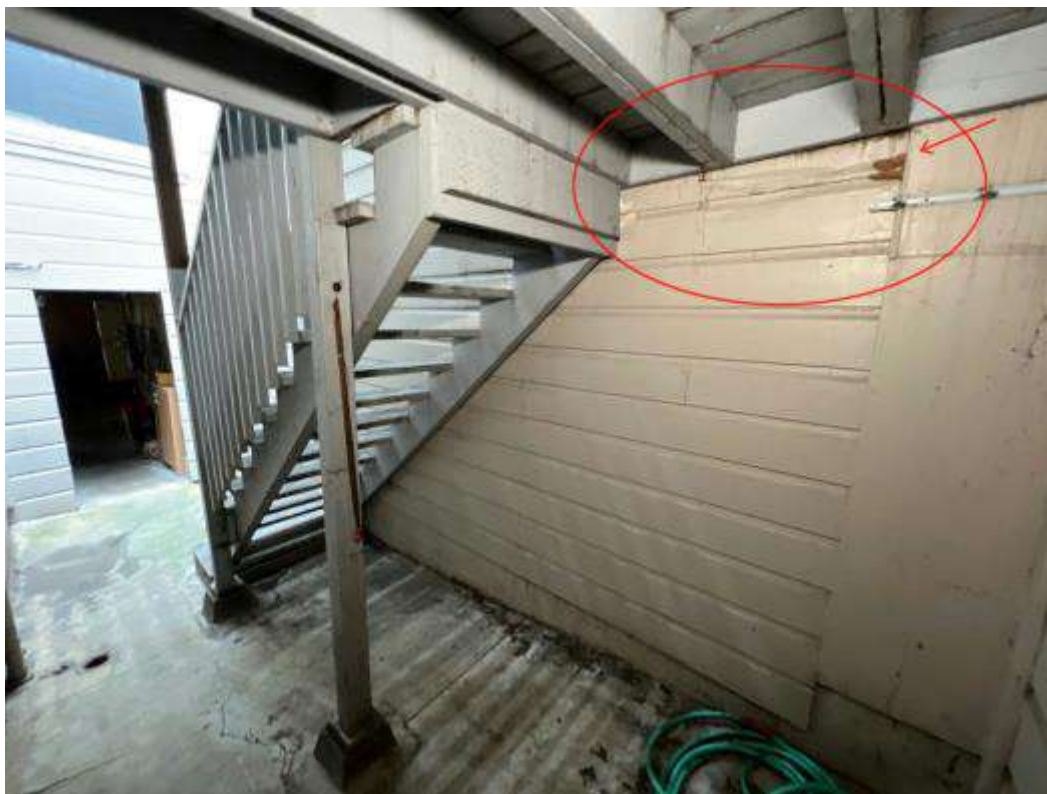
Overview

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



1325 Church St - 21

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot and termites (arrow) on neighbor's siding.

No visible dry rot on the 2x6 joist for Insured's 1st landing.



1325 Church St - 22

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot and signs of termites (arrow) on neighbor's siding.

No visible dry rot on 2x6 joist for Insured's 1st landing.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



1325 Church St - 23

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot and signs of termites on neighbor's siding.

No visible dry rot on 2x6 joist for Insured's 1st landing.

Note: the joist is pressure treated compared to most of the other stair's framing indicating it was probably replaced when the previous owner replaced the dry rotted section of stairs before selling the property to the Insured.



1325 Church St - 24

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot on the neighbor's siding at least 3 feet from the Insured's stairs.

The vertical board closes off the neighbor's stairwell.

The dry rot started at the contact with the neighbor's vertical board and their siding.

No dry rot to vertical post.

Circled dry rot is in next photo.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



1325 Church St - 25

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot on the neighbor's siding at least 3 feet from the Insured's stairs.



1325 Church St - 26

Date Taken: 5/24/2023

Taken By: David Ley

Upper arrow points to dry rot on the neighbor's siding at least 2 feet away from the Insured's stairs.

Lower arrow points to dry rot to 2x6 joist for 2nd landing but no dry rot to neighbor's siding.

Circled dry rot is in next photo.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



1325 Church St - 27

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot on the neighbor's siding at least 2 feet away from the Insured's stairs.



1325 Church St - 28

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot to 2x6 joist for 2nd landing but no dry rot to neighbor's siding.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



1325 Church St - 29

Date Taken: 5/24/2023

Taken By: David Ley

Dry rot to 2x6 joist for 2nd landing but no dry rot to neighbor's siding.



1325 Church St - 30

Date Taken: 5/24/2023

Taken By: David Ley

Overview of stairs between 2nd and 3rd landings.

Arrows point to dry rot.

Leak has large circle and bubble has small circle.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



1325 Church St - 31

Date Taken: 5/24/2023

Taken By: David Ley

Relatively advanced dry rot on the neighbor's siding next to the treads of the stairs between the 2nd and 3rd landing with little, if any, dry rot to the butt end of the treads and stringer where they contact the neighbor's siding.



1325 Church St - 32

Date Taken: 5/24/2023

Taken By: David Ley

Relatively advanced dry rot on the neighbor's siding with little, if any, dry rot to the butt end of the treads. Arrow points to a tread that has a little dry rot. No obvious dry rot to the stringer.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
Claim #: 1005-17-8084
Policy #: CAH3105197201



1325 Church St - 33

Date Taken: 5/24/2023

Taken By: David Ley

Relatively advanced dry rot on the neighbor's siding with little, if any, dry rot to the butt end of the treads.



1325 Church St - 34

Date Taken: 5/24/2023

Taken By: David Ley

Water damage to neighbor's siding from interior leak.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



1325 Church St - 35

Date Taken: 5/24/2023

Taken By: David Ley

Water damage to neighbor's siding from interior leak.



1325 Church St - 36

Date Taken: 5/24/2023

Taken By: David Ley

Board above water damage is dry.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



1325 Church St - 37

Date Taken: 5/24/2023

Taken By: David Ley

Wood is wet. Moisture reading is over limits.



1325 Church St - 38

Date Taken: 5/24/2023

Taken By: David Ley

Board below water damage is dry.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken
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Policy #: CAH3105197201

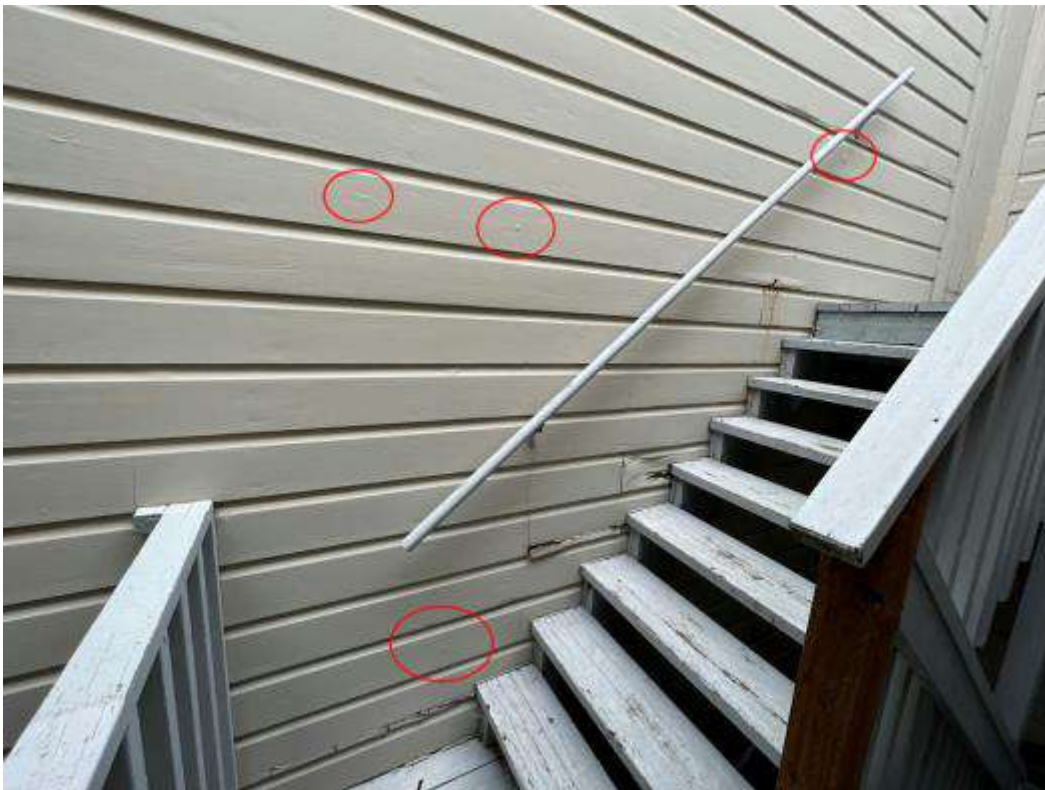


1325 Church St - 39

Date Taken: 5/24/2023

Taken By: David Ley

Water has pooled between wood and paint.



1325 Church St - 40

Date Taken: 5/24/2023

Taken By: David Ley

Paint has bubbled in some places.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



1325 Church St - 41

Date Taken: 5/24/2023

Taken By: David Ley

Paint has bubbled.

Arrow points to the bottom of the board above bubble, which has several feet of what appears to be old dry rot that was painted over at some point.

It appears the hardware was detached before the board was painted.



1325 Church St - 42

Date Taken: 5/24/2023

Taken By: David Ley

Wood next to bubble is wet but found to be dry a few inches away.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



1325 Church St - 43

Date Taken:

Areas circled in red had high moisture readings. The rest of the area in the photo was dry.



1325 Church St - 44

Date Taken: 5/24/2023

Wood is damp next to the bubble.

Photo Sheet

Mason Claim Services, Inc.

121 Pecan St.
Boerne, TX 78006
(800) 974-6654

Insured: Chin Ken

Claim #: 1005-17-8084

Policy #: CAH3105197201



1325 Church St - 45

Date Taken: 5/24/2023

Wood is wet just below the advanced dry rot but dry in the rest of the photo.



1325 Church St - 46

Date Taken: 5/24/2023

Taken By: David Ley

The wood around this bubble was dry. No dry rot on the neighbor's siding above this point.

Date: 11/20/2019 Units: 01 Contact: D DOCUMENTATION Elg: N Qual: Y

ELIGIBILITY NOTE: The GGRC members of the Interdisciplinary Team, Theresa Keyes, MD (GGRC Physician), Lisa Sporri, PhD (GGRC Vendor Psychologist), and Mabel Rodriguez, MSW (Assessment Social Worker) determined that [REDACTED] Chin is eligible for Regional Center services on the basis of intellectual disability, mild. He is also noted to have autism spectrum disorder, Level 1. [REDACTED] father, Ken Chin was notified by phone this date.

Author: MABEL RODRIGUEZ MSW
SOCIAL WORKER

Unit Count: 001

Name: [REDACTED] CHIN
DOB: [REDACTED] CPC: IAF

UCI#: [REDACTED] SS#: [REDACTED]
Bic#: [REDACTED] MC#: [REDACTED]

MABEL RODRIGUEZ MSW
SOCIAL WORKER

Prog Mgr: KELLY BLANKENSHIP
SUPERVISOR OF SOCIAL WORK SERV

FIRE EGRESS STAIRS REPAIR

1331 & 1333 CHURCH STREET

SAN FRANCISCO, CALIFORNIA 94114

PARCEL NO.: 6550/025



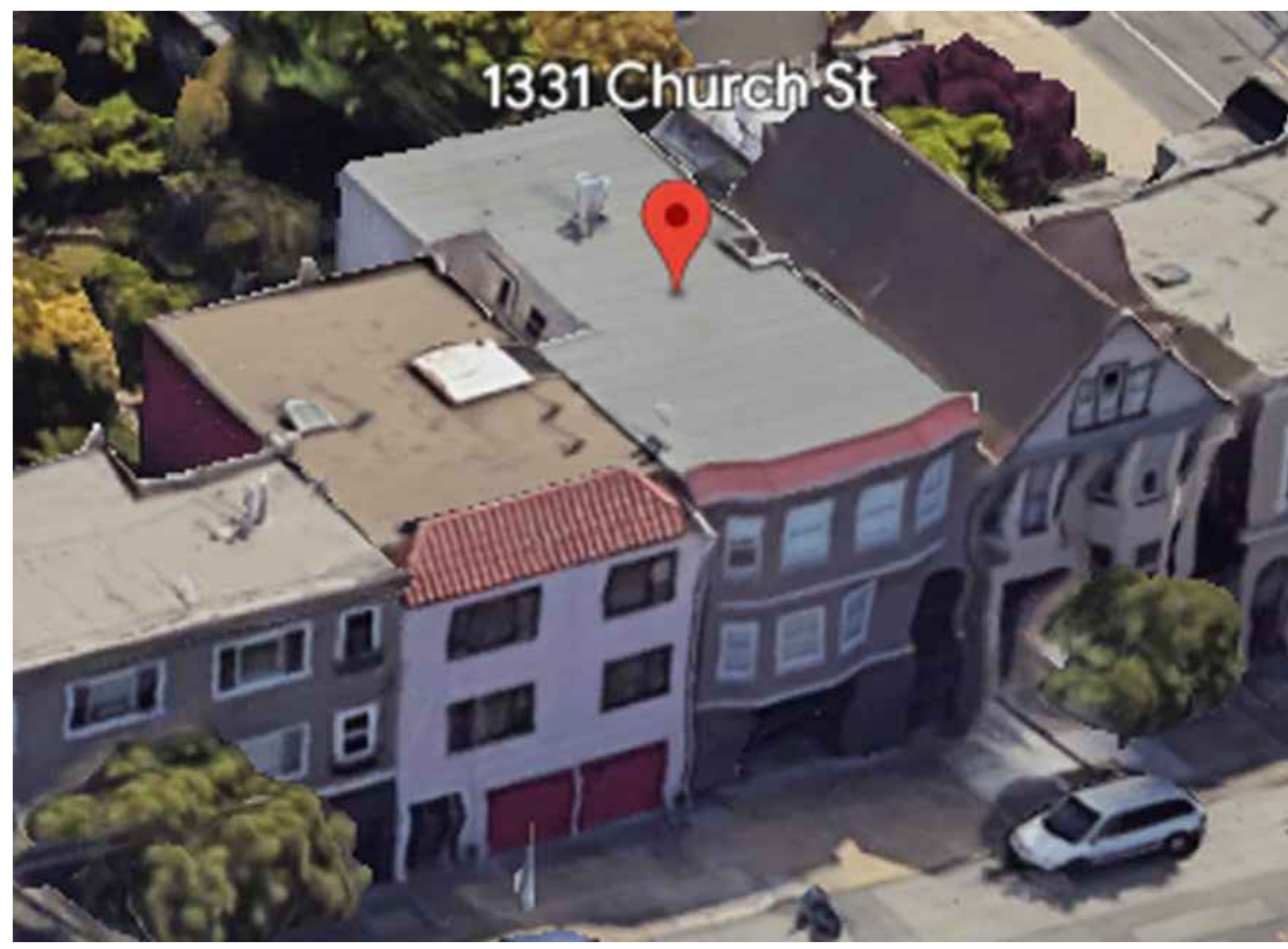
COVER SHEET & PROJECT INFORMATION

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

SITE LOCATION MAP



SITE AERIAL IMAGE



PROJECT TEAM

CLIENT:
MR. KEN CHIN
OWNER
1331 CHURCH STREET
SAN FRANCISCO, CA 94114
T: (408) 410-6876

ENGINEERING FIRM:
ECR ENGINEERING
1592 UNION ST. BOX #489
SAN FRANCISCO, CA 94123
T: (415) 205-3804
Email: ecrengineering@gmail.com

GENERAL CONTRACTOR:
T.B.D.

PROJECT SCOPE

THE PROPOSED SCOPE OF WORK IS TO DO STRUCTURAL REPAIR ON THE EXISTING NON-COMPLIANT FIRE EGRESS STAIRS AND LANDINGS IN THE LIGHT WELL DUE TO THE DRY-ROT DAMAGE. NO CHANGE IN THE SIZE OR ORIENTATION OF THE STAIRS.

THE SCOPE OF WORK INCLUDES THE FOLLOWING CONSTRUCTION:

- REPLACING THE DRY-ROTTED WOOD FRAMING IN KIND.
- REPLACING (E) POST & FOOTING IN KIND.
- REPLACING (E) STRINGERS IN KIND.
- REPLACING EXISTING HANDLE-BARS WITH NEW HANDRAILS.
- ADDING NEW GUARDRAILS.

SEE PLANS FOR MORE DETAILS.

DRAWING INDEX

- A0.1 COVER SHEET & PROJECT INFORMATION
- A1.1 SITE PLAN & EXISTING & PROPOSED SIDE ELEVATION
- A1.2 EXISTING & PROPOSED GROUND FLOOR PLAN
- A1.3 EXISTING & PROPOSED 2ND FLOOR PLAN
- A1.4 EXISTING & PROPOSED 3RD FLOOR PLAN
- A2.1 PHOTOS
- S0.1 GENERAL NOTES
- S0.2 GENERAL NOTES
- S1.1 GROUND FLOOR/FOUNDATION PLAN & PARTIAL 2ND FLOOR FRAMING PLAN & PARTIAL 3RD FLOOR FRAMING PLAN
- S.2.1 DETAILS

CODE COMPLIANCE AND PROJECT INFORMATION

THE PROJECT IS LOCATED IN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE DESIGN WILL BE IN ACCORDANCE WITH THE FOLLOWING BUILDINGS CODES AND DESIGN STANDARDS:

- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 SAN FRANCISCO FIRE CODE
- 2022 SAN FRANCISCO EXISTING BUILDING CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 15TH EDITION
- AMERICAN CONCRETE INSTITUTE, ACI 318-19
- 2018 AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION (NDS)
- 2018 AMERICAN WOOD COUNCIL SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

THE BUILDING PROPERTIES ARE:

LOT SIZE: 2,796 SF
BUILDING AREA: 2,920 SF
ORIGINAL CONST DATE: 1925
ORIGINAL BUILDING CODE: PRE-CODE
PROPERTY CLASS: 2-UNIT
CONSTRUCTION TYPE: V-B
OF UNITS: 2
OF STORIES: 3
OCCUPANCY: R3
SPRINKLERS: NON-SPRINKLERED

- FIRE SAFETY NOTES:**
- ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION.
 - ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION.
 - ALL PENETRATIONS TO BE SEALED WITH APPROVED METHODS & MATERIALS.
 - MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION.

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **628-652-3407**. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. **The permit will not be finalized without compliance with the special inspection requirements.**

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

- Telephone: (628) 652-3407
- Email: dbi.specialinspections@sfgov.org
- In person: 49 South Van Ness Ave - Suite 400

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
49 South Van Ness Ave - Suite 400 - San Francisco CA 94103
Office (628) 652-3407 - www.sfdbi.org Updated 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS, 1331 Church Street APPLICATION NO. _____ ADDENDUM NO. _____
OWNER NAME Mr. Ken Chin OWNER PHONE NO. (408) 410 - 6876

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

<ol style="list-style-type: none"> Concrete (Placement & sampling) Bolts installed in concrete Special moment - Resisting concrete frame Reinforcing steel with protrusions <p>Structural welding:</p> <p>A. Periodic visual inspection</p> <ul style="list-style-type: none"> Single pass fillet welds 5/16" or smaller Steel deck Welded studs Cold formed studs and joists Stair and railing systems Reinforcing steel <p>B. Continuous visual inspection and NDT (Section 1704)</p> <ul style="list-style-type: none"> All other welding NDT exception: Fillet weld Reinforcing steel; and [] NDT required Moment-resisting frames Others 	<ol style="list-style-type: none"> High-strength bolting Structural masonry Reinforced gypsum concrete Insulating concrete fill Sprayed-on fireproofing Piling, drilled piers and caissons Shotcrete Special grading, excavation and filling (Geo. Engineered) Smoke-control system Demolition Exterior Facing Retrofit of unreinforced masonry buildings: <ul style="list-style-type: none"> Testing of mortar quality and shear tests (Section 1705.22) Inspection of repointing operations Installation inspection of new shear bolts Pre-installation inspection for embedded Pull/torque tests per SFBC Sec. 1607C & 1615C 	<p>18. Bolts Installed in existing concrete or masonry:</p> <ul style="list-style-type: none"> Concrete [] Masonry Pull/torque tests per SFBC Sec. 507C & 515C diagrams Holdowns Shoring Underpinning [] Not affecting adjacent property Affecting adjacent property: PA _____ Others _____ Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22) Others: "As recommended by professional of record"
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24. Structural observation per Sec. 1704.6 (SFBC) for the following:

- [] Foundations
- [] Steel framing
- [] Concrete construction
- [] Masonry construction
- [] Wood framing
- [] Other: _____

25. Certification is required for: [] Glu-lam components
26. [] Firestops in high-rise building

Prepared by: Engin Yagmur Phone: (415) 205 - 3804
Engineer/Architect of Record

Required information:
FAX: (_____) Email: ecrengineering@gmail.com

Review by: _____ Phone: (628) 652- _____
DBI Engineer or Plan Checker

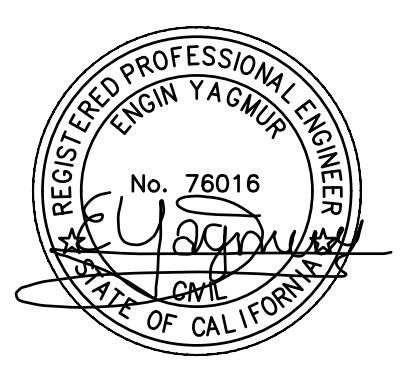
APPROVAL (Based on submitted reports.)

DATE _____ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

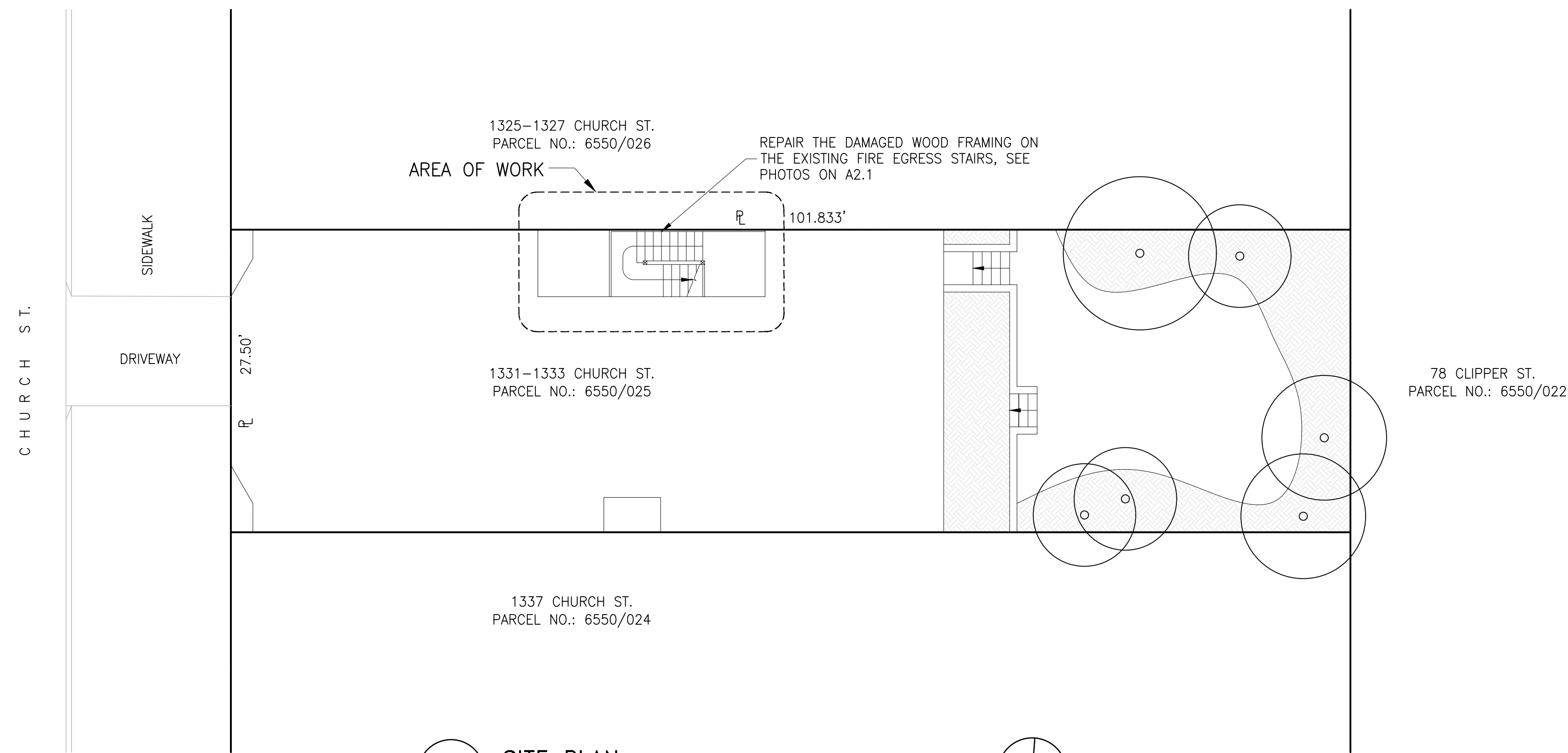
Updated 10/05/2020

REVISIONS	DATE

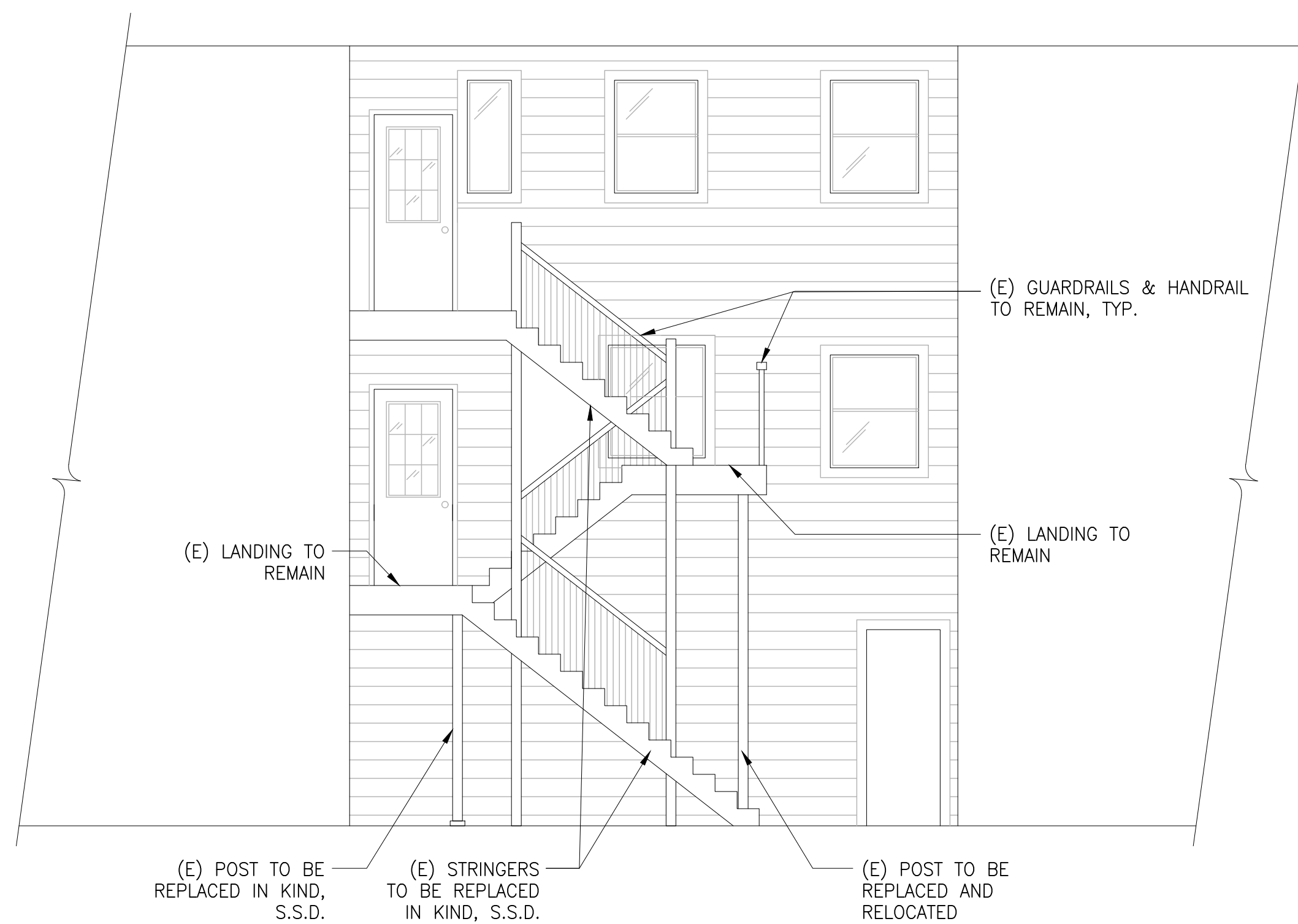


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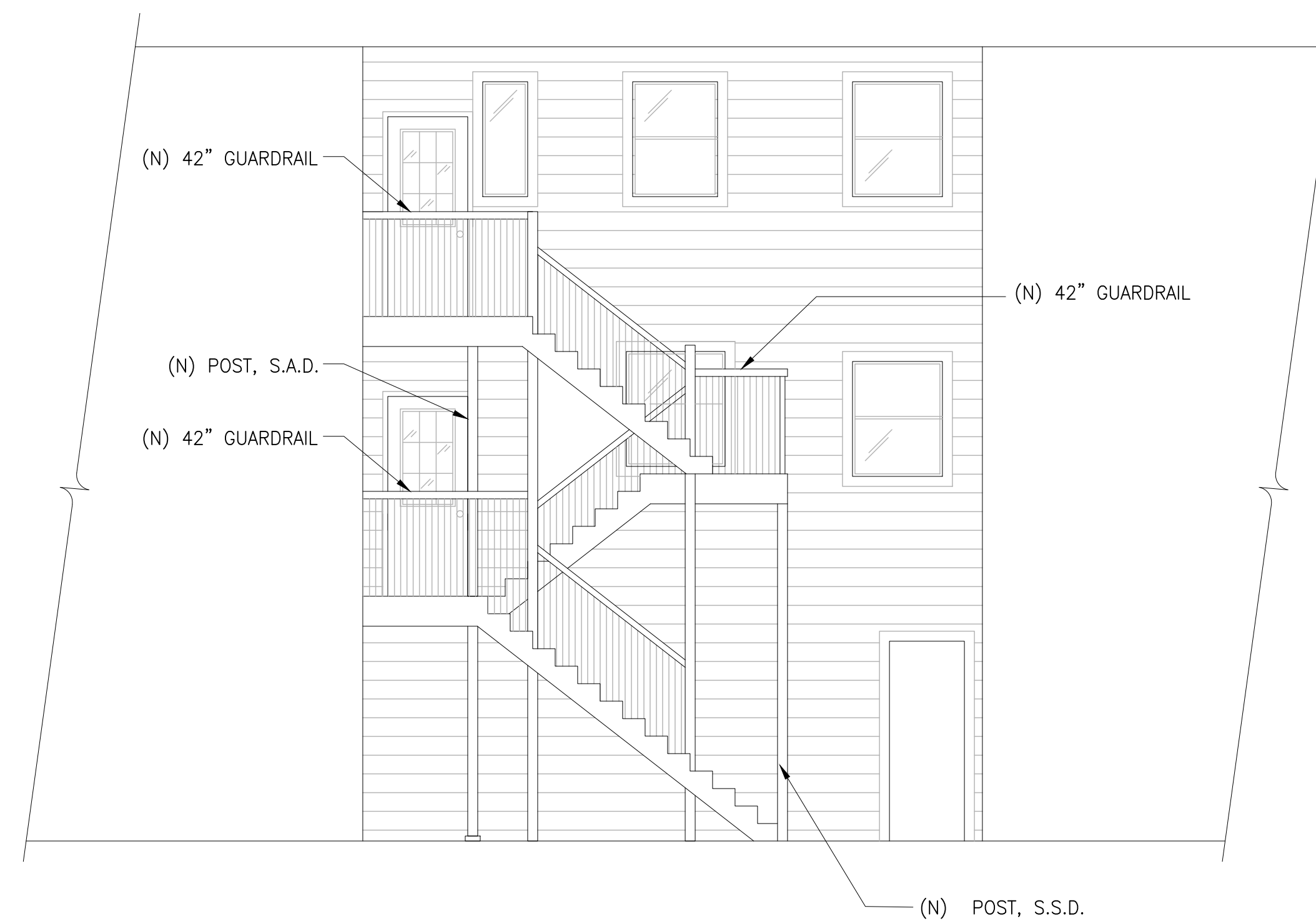
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DRAWN BY: EKB
DATE: 6/12/2023



SITE PLAN
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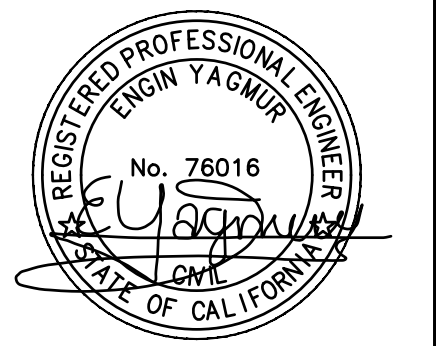


EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



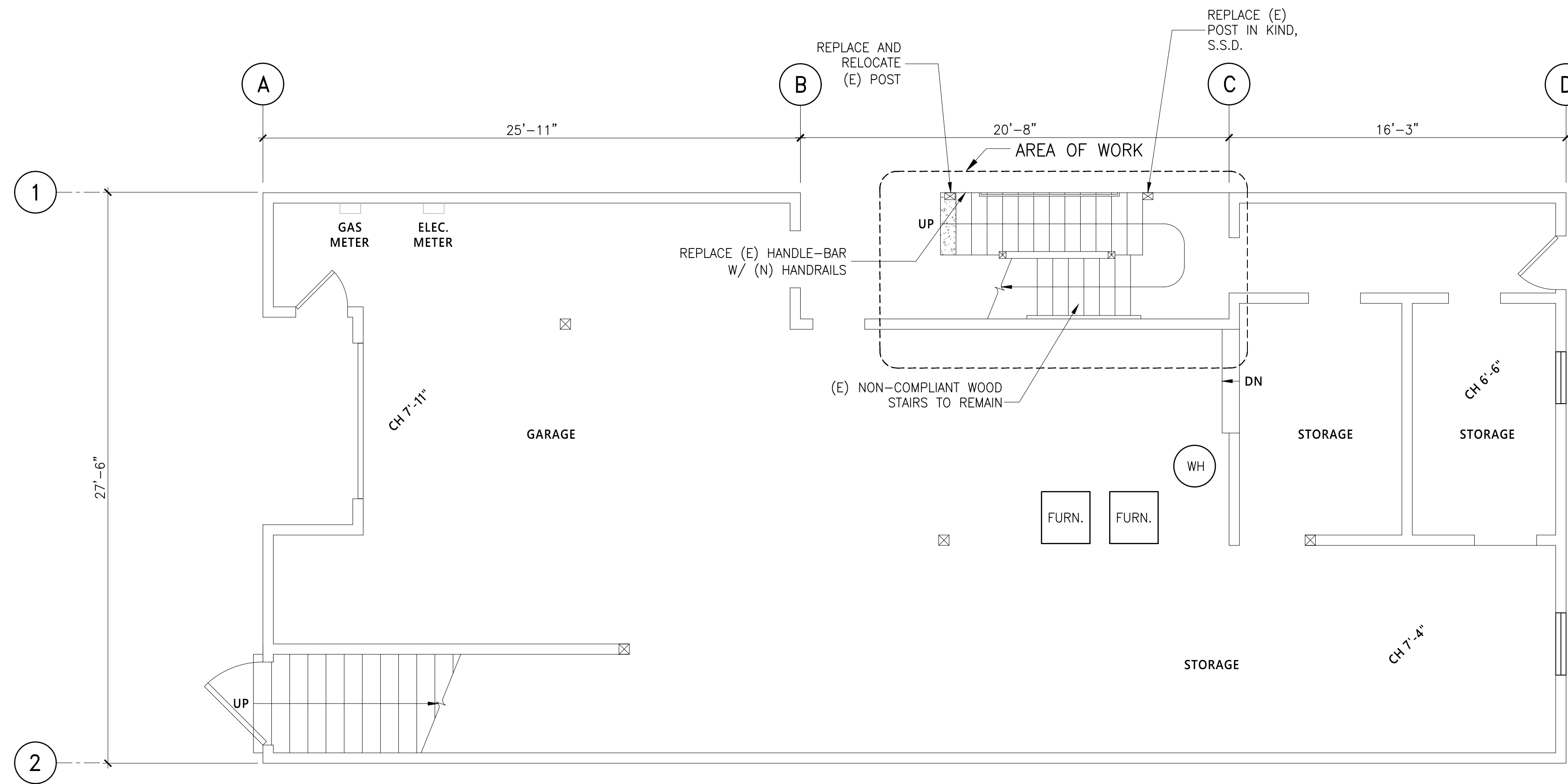
PROPOSED SIDE ELEVATION
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REVISIONS	DATE

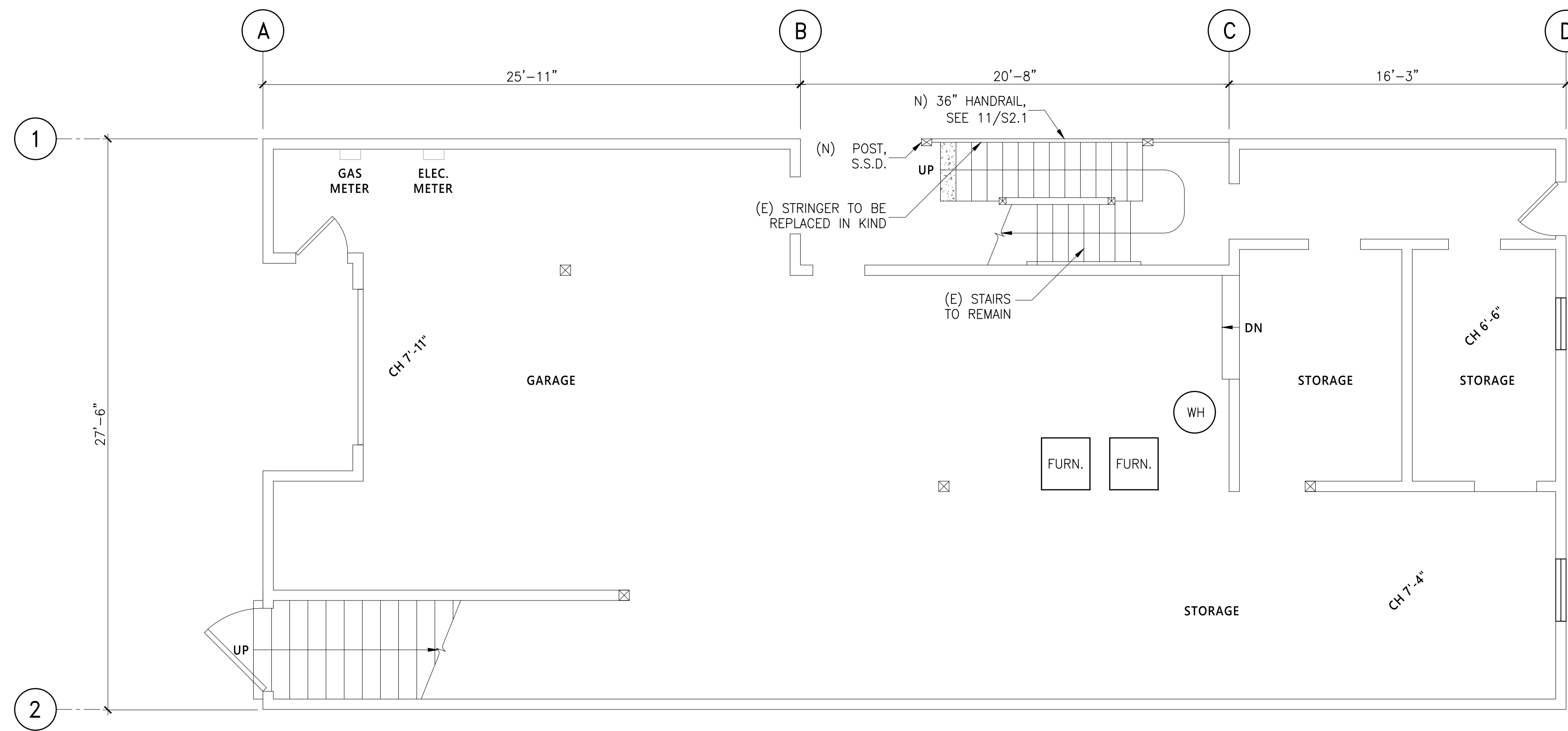


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A1.1

SCALE: AS SHOWN
DRAWN BY: EKB
DATE: 6/12/2023



EXISTING GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
- (N) HANDRAILS SHALL BE 36" HIGH ABOVE NOSING. HANDRAILS PER CBC1011, WITH PICKET SPACING TO BE LESS THAN 4". FOR TYPICAL GUARDRAIL, SEE DETAIL 7/S2.1.



EXISTING & PROPOSED GROUND FLOOR PLANS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

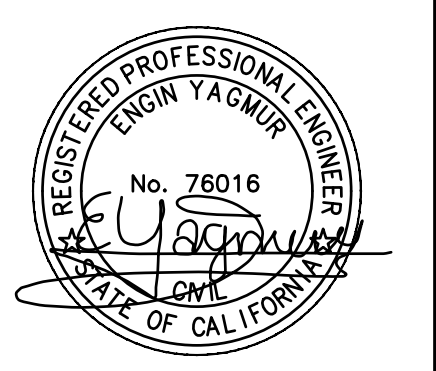
REVISIONS	DATE



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A1.2

SCALE: AS SHOWN
DRAWN BY: EKB
DATE: 6/12/2023

REVISIONS	DATE

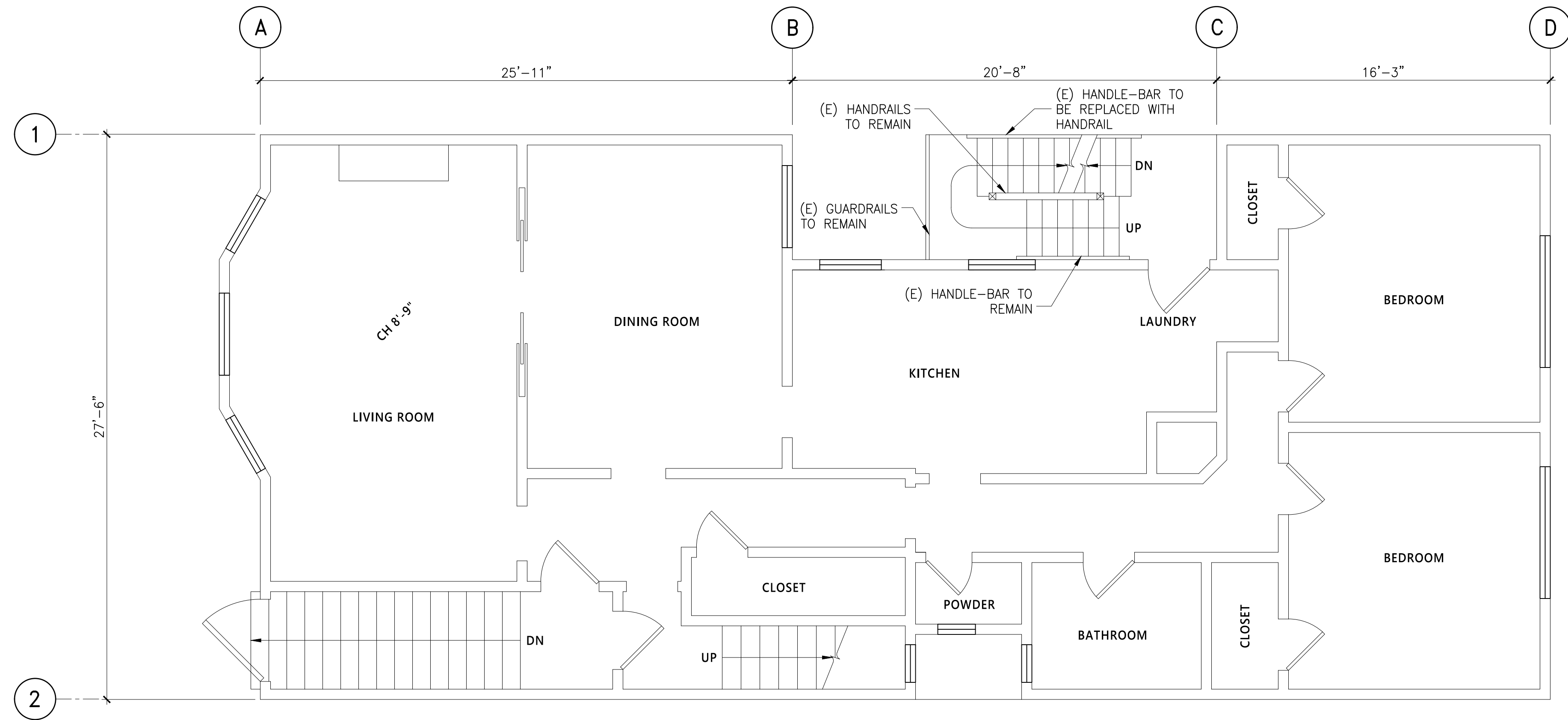


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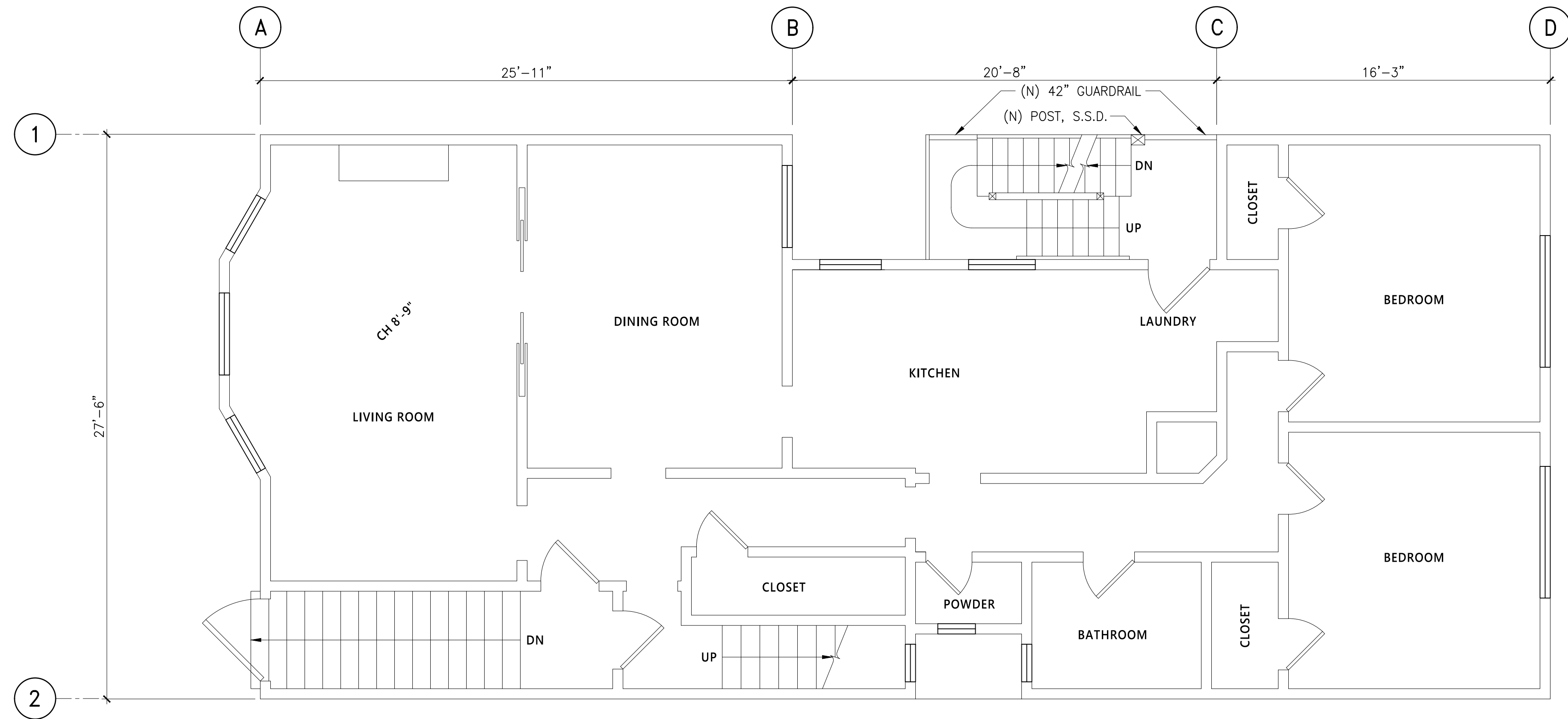
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DRAWN BY: EKB
DATE: 6/12/2023

PLAN NOTES

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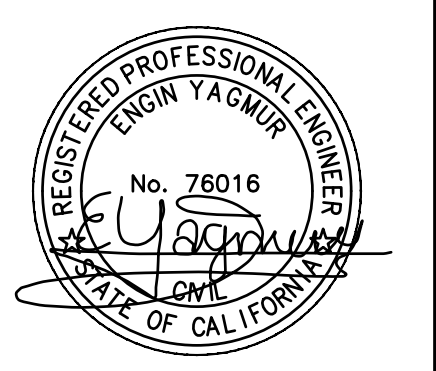


EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
N



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
N

REVISIONS	DATE

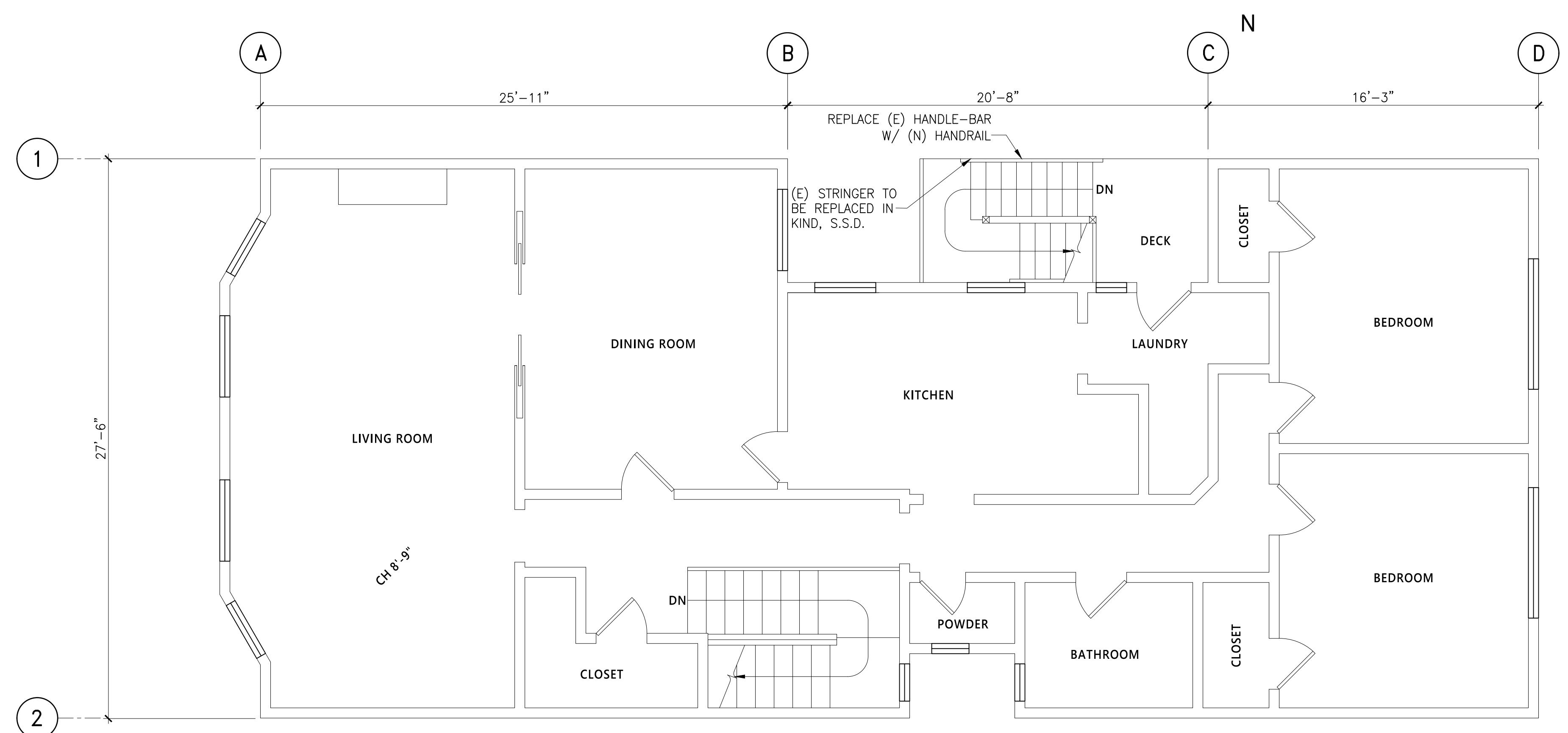


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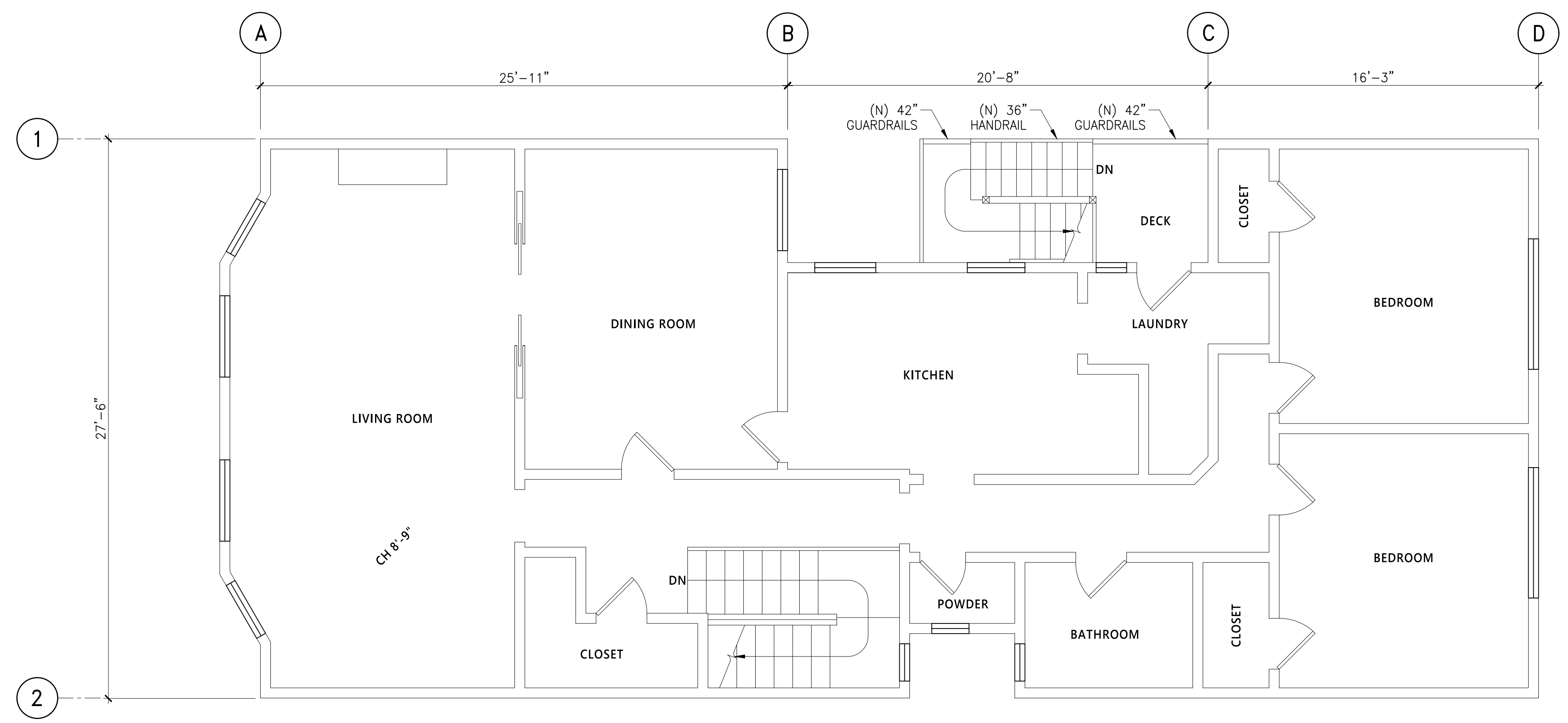
SCALE: AS SHOWN
DRAWN BY: EKB
DATE: 6/12/2023

PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
- (N) HANDRAILS SHALL BE 36" HIGH ABOVE NOSING. HANDRAILS PER CBC1011, WITH PICKET SPACING TO BE LESS THAN 4". FOR TYPICAL GUARDRAIL, SEE DETAIL 7/S2.1.



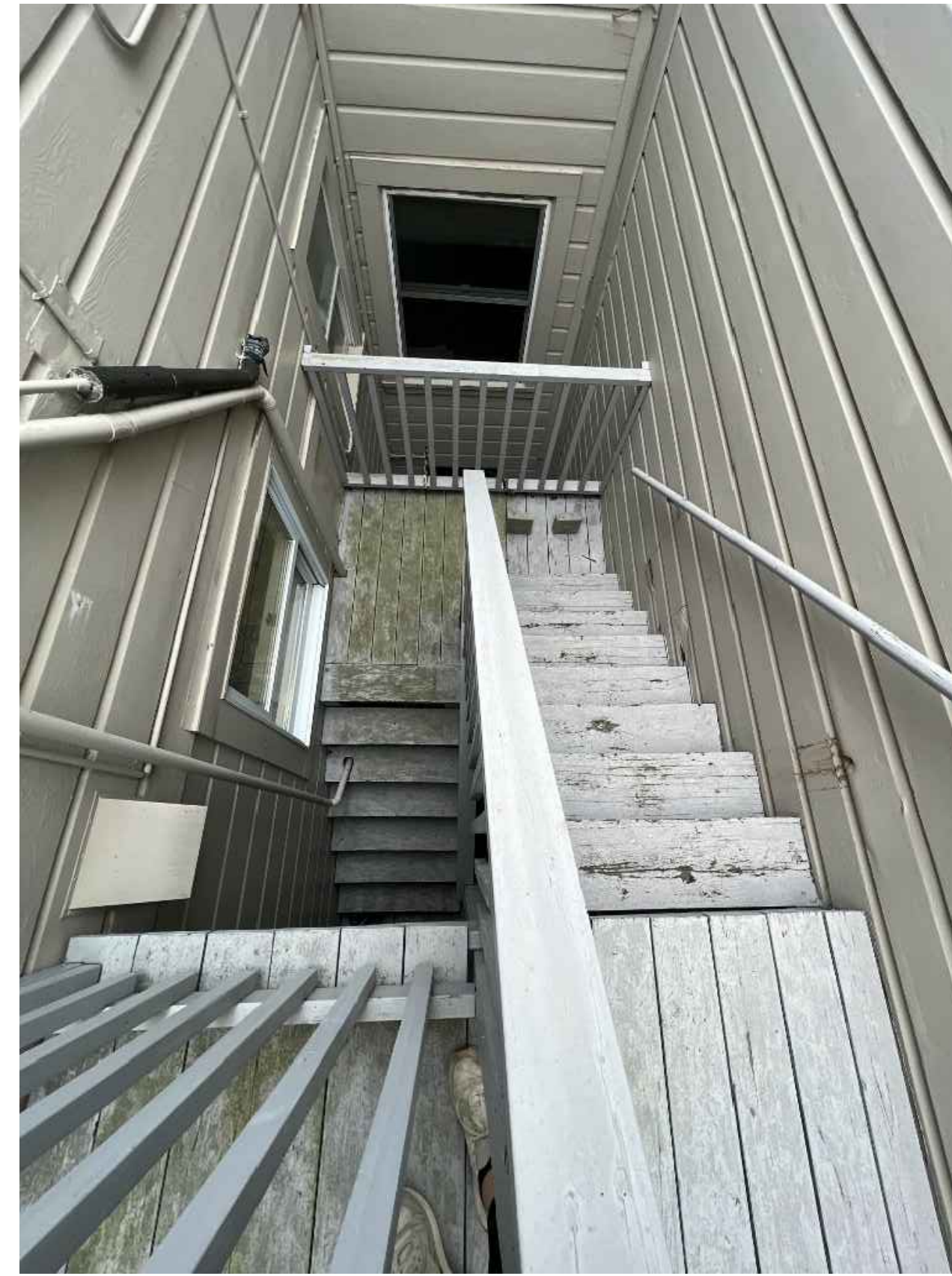
EXISTING THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
N



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
N



1 (E) FIRE EGRESS STAIRS



2 (E) FIRE EGRESS STAIRS UPPER LEVEL



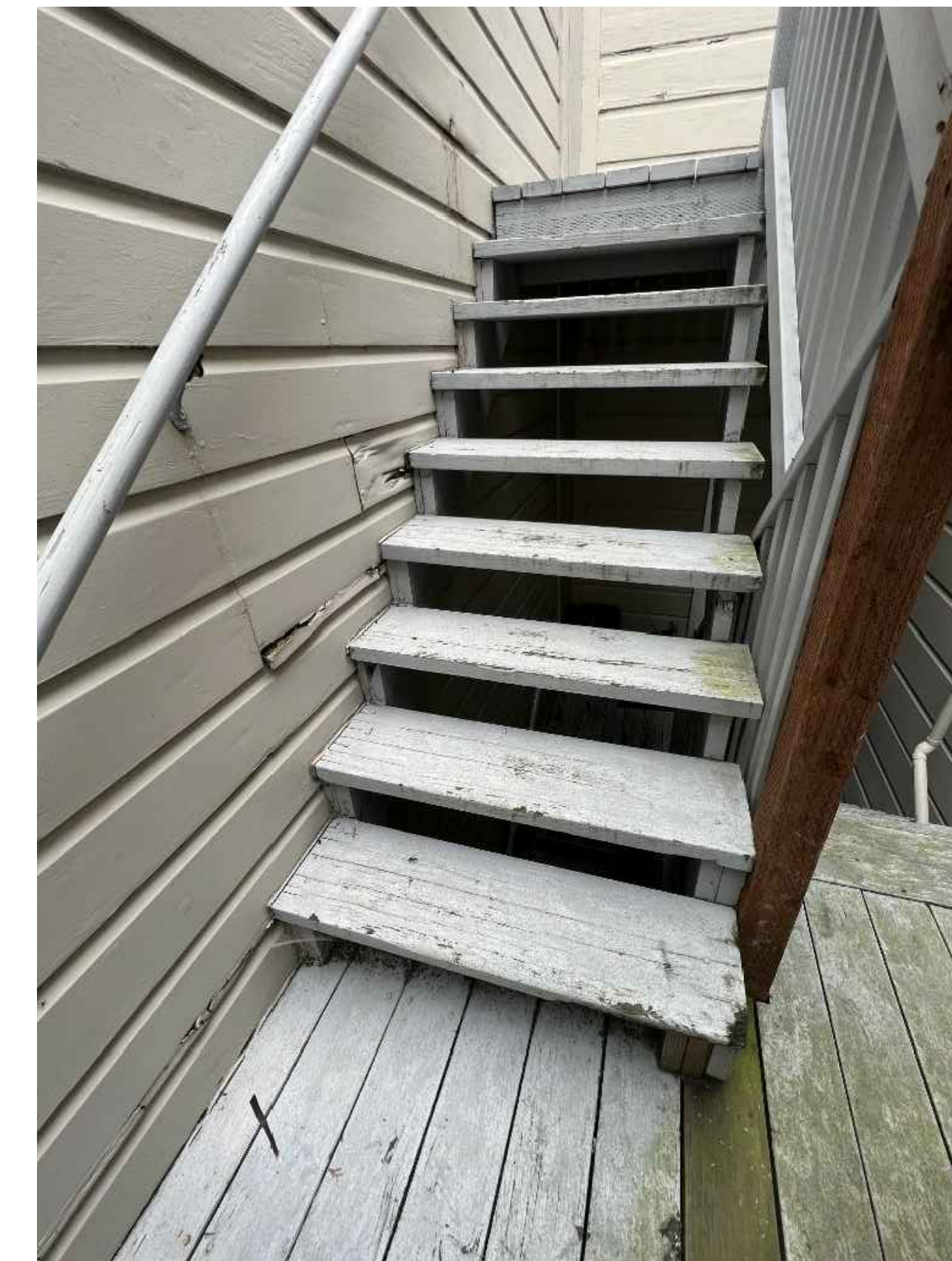
3 (E) STAIRS FROM GROUND LEVEL TO 2ND FLR



4 (E) GUARDRAILS & HANDRAILS TO REMAIN

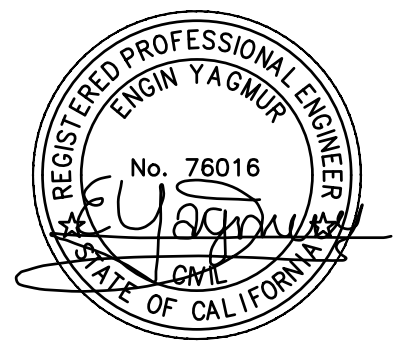


5 (E) POSTS & FOOTINGS TO REMAIN



6 (E) TREADS TO BE REPLACED IN KIND

REVISIONS	DATE



DESIGN DATA

Dead Load = 20 psf (Deck)
Live Load = 60 psf (Deck)
No Earthquake OR Wind Load Considered.

GENERAL

- 1. General notes and typical details apply to all structural features unless otherwise shown or noted.
2. If certain features are not fully shown or called for on the drawings or specifications, their construction shall be of the same character as for similar conditions.
3. The project specifications form a part of the contract documents.
4. Specifications, codes and standards noted in the contract documents shall be of the latest edition unless otherwise noted.
5. Dimensions shall not be scaled.
6. All work shall conform to the minimum standards of the following codes: the 2022 California Building Code, and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those codes and standings listed in these notes and the specifications.
7. Manufactured materials shall be approved by the contractor prior to their use. All requirements of those approvals shall be followed.
8. Non-structural features not fully shown or noted on the structural drawings include but are not limited to:
A. Architectural features
- size and location of all door and windows openings
- size and location of all non-bearing partitions
- size and location of all concrete curbs, floor drains, slopes, depressed areas,
- changes in level, chamfers, grooves, inserts, etc.
- size and location of all floor and roof openings
- stair framing and details unless detailed on structural drawings
- dimensions not shown on the structural drawings
B. Mechanical, plumbing and electrical features
- pipe runs, sleeves, hangers, trenches, wall, roof and floor openings, etc., not shown or noted.
- electrical conduit runs, boxes, outlets in walls and slabs
- anchorage and bracing for electrical, mechanical or plumbing equipment
- anchor bolts for motor mounts
- size and location of machine and equipment bases
9. Openings, pockets, etc. shall not be placed in structural members unless specifically detailed on the structural drawings. Notify the structural engineer when work requires openings, pockets, etc. in structural members not shown on the structural drawings.
10. The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and holes and openings required in structural members. All discrepancies shall be called to the attention of the architect and shall be resolved before proceeding with the work.
11. The contract documents represent the finished structure. they do not indicate the method of construction. The contractor shall provide all measures necessary to protect life and property during construction. Such measures shall include, but are not limited to bracing and shoring for loads due to construction equipment and materials. Observation visits to the site by the structural engineer shall not include inspection of the above items.
12. Construction materials shall be spread out if placed on framed floors or roofs. Load shall not exceed the design live load per square foot. Provide adequate shoring where overload is anticipated.
13. The lateral system of the structure is designed with lateral restraint at each level. Structural walls or frames are not laterally self supporting until the entire design lateral restraint system is in place.

GENERAL CONT.

- 14. The construction shall not restrict five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
15. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing fuel gas piping.
16. Contractor shall install or verify the existence of carbon monoxide alarms outside each bedroom as well as one on every level. Alarms in existing areas where access to the area above the ceiling is not possible may be powered by a D/C battery source.

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries like & At, A.B. Anchor bolt, ADD'L Additional, ALT. Alternate, ANCH. Anchor, APA American Plywood Association, ARCH. Architect, ASTM American Society for Testing and Material, A.W.P.A. American Wood Preservers Assoc., AWS American Welding Society, BLKG Blocking, BM. Beam, B.N. Boundary Nail, BOCA Building Officials and Code Administrators International, Inc., BOT. Bottom, BRG. Bearing, B.S. Both Sides, BTWN. Between, C.C. Center to Center, C.J. Control Joint, C.I.P. Cast-in-place, C.L. Center Line, CLG. Ceiling, CLR. Clear, CMU Concrete Masonry Unit, COL. Column, CONC. Concrete, CONN. Connection, CONT. Continuous, C.P. Complete Penetration, CSK Countersink, CTBR. Counterbore, CTR. Center, DBA Deformed Bar Anchor, DBL. Double, DET. Detail, DF. Douglas Fir, DIA. Diameter, DIAG. Diagonal, DL. Dead Load, DO. Ditto, DN. Down, DWG. Drawing(s), (E) Existing, EA. Each, E.A. Each Face, E.J. Expansion Joint, ELEV., EL. Elevation, EMB., EMBED. Embedment, E.N. Edge Nail, EQ. Equal, EQUIP. Equipment, E.W. Each Way, (F) Flat, FDN. Foundation, F.F. Finish Floor, F.G. Finish Grade, FIN. Finish, F.O.C. Face of Concrete, F.O.M. Face of Masonry, F.O.S. Face of Stud, FRMG. Framing, F.S. Far Side, FTG. Footing, GA. Gauge, GALV. Galvanized, G.L. Grid Line, HD. Hold Down, HDG. Hot-dipped Galvanized, HGR. Hanger, HK. Hook, HORIZ. Horizontal, H.S.B. High Strength Bolt, HT. Height, INT. Interior, INV. Inverted, JST. Joist, LL. Live Load, L.L.H. Long Leg Horizontal, L.L.V. Long Leg Vertical, L.V.L. Laminated Veneer Lumber, MAX. Maximum, M.B. Machine Bolt, MECH. Mechanical, MFR. Manufacturer, M.I. Malleable Iron, MIN. Minimum, MISC. Miscellaneous, (N) New, No., # Number, N.S. Near Side, N.T.S. Not to Scale, O.C. On Center, O.D. Outside Diameter, O.H. Opposite Hand, OPNG. Opening, OPP. Opposite, P.A.F. Powder Actuated Fasteners, PART. Partial, P.C.F. Pounds per Cubic Foot, PL., PL. Plate, PLY. Plywood, P.P. Partial Penetration, P.S.F. Pounds per Square Foot, PSI. Pounds per Square Inch, PWJ. Plywood Web Joists, RAD. Radius, R.D. Roof Drain, REINF. Reinforcing, REQ. Required, RF. Roof, R.O. Rough Opening, RND. Round, R.R. Remove & Replace, S.A.D. See Architectural Drawings, SCHED. Schedule, SHT. Sheet, SHTG. Sheathing, SIM. Similar, S.M.D. See Mechanical Drawings, S.O.G. Slab on Grade, S.P. Southern Pine, S.S.T.L. Stainless Steel, STAGG'D. Staggered, STD. Standard, STIFF. Stiffener, STL. Steel, STRUCT. Structural, SYMM., SYM. Symmetrical, T&B Top and Bottom, T&C Tongue & Groove, T.C. Top of Concrete, T.O.C. Top of Plywood, T.O.S. Top of Steel, T.O.W. Top of Wall, TS. Tube Steel, TYP. Typical, U.O.N. Unless Otherwise Noted, VERT. Vertical, V.I.F. Verify in Field, W/ With, W/O Without, W.P. Working Point, W.H.S. Welded Headed Stud, W.T.S. Welded Threaded Stud, W.W.F. Welded Wire Fabric

STRUCTURAL INSPECTION, OBSERVATION AND TESTING

- 1. This section summarizes the specific requirements of chapter 17 of the 2022 CBC as they apply to the special inspection, structural observation and testing of the structural portions of this project.
2. All tests and inspections shall be performed by a certified special inspector from an independent testing agency who is employed by the owner or agent of the owner and not the contractor.
A. The special inspector shall observe the work assigned for conformance with the approved design drawings and specifications.
B. The special inspector shall furnish inspection reports to the building official, the engineer of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the building official.
C. The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions and standards of quality of the 2022 CBC.
D. Continuous and periodic special inspections shall be in accordance with CBC 1705.
3. Types of work listed in the following table shall be observed during periodic site visits by the structural engineer when indicated as "structural observation". Contractor is responsible for notifying structural engineer 72 hours before work is ready for observation. These visits do not constitute special inspection under section 1704 of the CBC.
4. The contractor shall hold a pre-construction meeting involving the structural engineer and the special inspector in order to discuss the specific requirements of this section.
5. For additional material testing requirements, see specifications and/or general notes.

City and County of San Francisco Department of Building Inspection. SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST. A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION. JOB ADDRESS 1331 Church Street, APPLICATION NO., ADDENDUM NO., OWNER NAME Mr. Ken Chin, OWNER PHONE NO. (408) 410-6876. Includes sections for PROPERTY LOCATION, AVERAGE SLOPE OF PROPERTY, PROPOSED CONSTRUCTION, and LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES.

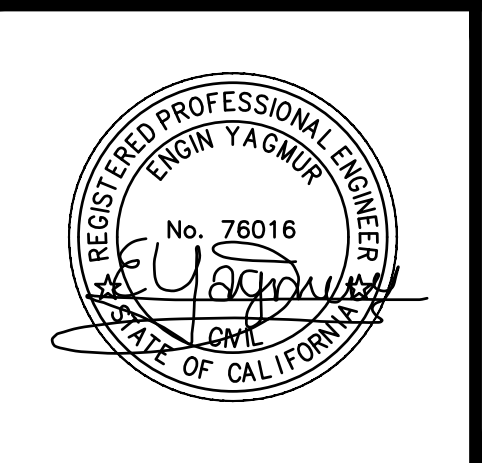
INFORMATION SHEET S-19 ATTACHMENT A. FOR DBI USE ONLY. ASSIGNMENT OF REVIEW TIER. EXEMPTED: Reports per Section E and Third Party Peer Review Not Required. TIER I: Reports per Section E Required but Third Party Peer Review Not Required. TIER II: Reports per Section E and Third Party Peer Review Required. TIER III: Structural Advisory Committee (SAC) Review. Includes fields for Tier assigned by, Comment, and Signature.



GENERAL NOTES

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

Table with 2 columns: REVISIONS, DATE. Multiple empty rows for recording revisions.



SHEET NO. S0.1
SCALE: NONE
DRAWN BY: EKB
DATE: 6/12/2023

EXISTING CONSTRUCTION

- Work shown is new unless noted as existing: (E)
- Existing construction shown on these drawings was obtained from site investigation and can be used for bidding purposes. The contractor shall verify all existing job conditions, review all drawings and verify dimensions prior to construction. The contractor shall notify the architect of all discrepancies and exceptions before proceeding with the work.
- The removal, cutting, drilling, etc. of existing work shall be performed with care in order not to jeopardize the structural integrity of the building. If structural members or mechanical, electrical, or architectural features not indicated for removal interferes with the new work, the architect shall be immediately notified and prior approval shall be obtained before removal of members.
- The contractor shall safely shore existing construction wherever existing supports are removed to allow the installation of the new work.
- The contractor shall perform the work with a minimum of inconvenience to the owner and so as not to interrupt the day to day work operations. The contractor shall ensure safe passage of persons around areas of construction and shall conduct all operations with the owner or his agent.
- The contractor shall promptly repair damage caused during operations with similar materials and workmanship.
- All removed items, materials and debris, unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.

CONCRETE & REINFORCING STEEL

- All concrete shall be ready-mix in accordance with ASTM C94.
- All concrete shall be reinforced unless specifically marked "not reinforced".
- Cement: ASTM C150 Type II.
- Aggregate: ASTM C33
- Non-shrink Grout: premixed, non-staining, non-shrink grout.
- Chlorides: Grout or concrete containing more than 0.1 percent of soluble chloride
- Mixes to be reviewed by owner's testing lab and submitted to the structural engineer for approval. Do not cast without approval by structural engineer.

Concrete	Strength	Slump	Agg. Size	Remarks
Slab-on-grade	3,000 psi	4"	¾" OR ½"	
Foundations	3,000 psi	4"	¾" OR ½"	
Other	3,000 psi (wet mix)	4"	¾" OR ½"	

See specifications for additional requirements. All concrete shall be hardrock aggregate, regular weight concrete, 145 PCF, U.O.N.

- Inserts: All items to be cast in concrete such as reinforcing dowels, bolts, anchors, pipes, sleeves, etc., shall be securely positioned in the forms before placing the concrete.
- Pipes: Pipes and electrical conduits shall not be embedded in structural concrete except where specifically approved by the structural engineer.
- Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may interfere. Coring in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.
- Construction joints: Provide as detailed on drawings. Expose clean coarse aggregate solidly embedded in mortar matrix by sandblasting, bushhammer, or other approved method. Location of construction joints shall be approved by the structural engineer.
- Dry pack or place non-shrink grout under baseplates, sill plates, etc., as required for full bearing.
- Reinforcing steel: ASTM A615 grade 60
ASTM A706 where welded
- Welded wire fabric: ASTM A185
- All reinforcement shall be continuous. Stagger splices where possible. Laps shall be per typical details, unless otherwise noted.
- Minimum clear concrete cover for reinforcement, U.O.N.:

Cast against earth:	3 inches
Cast in forms and exposed to earth or weather:	
#6 bar and larger	2 inches
#5 bar and smaller	1½ inches
Not exposed to earth or weather:	
Slabs, walls and joists:	1 inch
Beams, girders and columns (to ties):	1½ inches

Clearances are to closest reinforcement.
- Reinforcing steel allowance: the contractor shall provide 2000 pounds of reinforcing steel for the engineer to use at his discretion during construction. The contractor shall reimburse the owner for the unused portion.

FOUNDATIONS

- Foundation design is based on soils capacity per CBC 2022, Table 1806.2.
- The contractor shall conform to the recommendations of CBC 1804 regarding site preparation and foundation.
- Foundation excavations shall be inspected and approved by the soils engineer prior to placement of any reinforcing steel or concrete.
- Foundation type: conventional spread foundations, grade beams and retaining walls.

Design Values:	
Footings:	Allowable Bearing Pressures
DL	1500 psf
DL + LL	1500 psf
DL + LL + wind or seismic	2000 psf
Lateral Resistance	
Passive Pressure	300 psf
Coefficient of Friction	0.30
- All footings shall bear on firm undisturbed soil. Bottom of footings shown on the drawings are minimum and shall be lowered as required, at the direction of the soils engineer, to remove soft and loose materials.
- The contractor shall be solely responsible for all excavation procedures including lagging, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local building department.
- Backfill at walls shall not be placed until a minimum of 7 days after the completion of the walls. Backfill shall not be placed until after completed inspection of damp-proofing.

ADHESIVE ANCHORS

- Use Simpson SET-XP Adhesive Anchoring System, by Simpson Strong-Tie (ICC-ES ESR-2330).
- Installation of anchors shall conform to all requirements of ICC Report, manufacturer's recommendations and these notes.
- Pre-drill hole, remove dust and debris using a wire brush and oil-free compressed air.
- A clean mixing nozzle shall be attached to the cartridge, and the first three trigger pulls from each refill pack shall be discarded.
- The holes shall be filled one-half to two-thirds full with the epoxy adhesive, starting at the bottom to avoid entrapment of air.
- Anchors must be clean and oil free. Insert threaded rod turning slightly while pushing the anchor to the bottom of the hole. Do not disturb during cure time.

CARPENTRY

- Framing Lumber: All lumber shall meet the following minimum standards except where otherwise noted. All lumber shall be graded and stamped in accordance with the West Coast Lumber Inspection Bureau (WCLIB).
- All new framing lumber shall have 19% maximum moisture content at time of installation.

Use	Species	Grade	Remarks
Horizontal Framing:			
2x4 & 2x6	D.F.	No. 2	
2x8 & Wider	D.F.	No. 1 or better	
3x & Wider Beams	D.F.	No. 1	
Vertical Framing:			
2x & 3x Studs	D.F.	No. 2	
4x Posts	D.F.	No. 2	
6x & Larger Posts	D.F.	No. 1	
Wall Sill Plates			
Mud Sills	D.F.	No. 2	Pressure treated
Other u.o.n.	D.F.	Std. or better	

- Plywood Sheathing: All plywood shall meet the following minimum standards except where otherwise noted. All plywood shall be graded and stamped in accordance U.S. product standard PS 1-95. All plywood shall be manufactured using exterior glue.

Location	Thickness	Grade	Span Rating	Remarks
Walls:	15/32"	CD Rated,	Struct 1	
Floors:	15/32"	Struct 1		

Typical Nailing Schedule (Minimum)

Connection	Nailing
1. Joist or Rafters to sides of studs	(3) - 8d
2. Bridging to joist, toenail each end	(2) - 8d
3. 1"x6" subfloor or less to each joist, face nail	(2) - 8d
4. Wider than 1"x6" subfloor to ea joist, face nail	(3) - 8d
5. 2" subfloor to joist or girder, blind and face nail	(2) - 16d
6. Sole plate to joist or blocking, face nail	16d @ 16" o.c
7. Top plate to stud, end nail	(2) - 16d
8. Stud to sole plate	(4) - 8d toenail or (2) - 16d end nail
9. Double studs, face nail	16d @ 24" o.c
10. Doubled top plates, face nail	16d @ 16" o.c
11. Top plates, laps and intersections, face nail	(2) - 16d
12. Continuous header, two pieces along ea. edge	16d @ 16" o.c
13. Ceiling joists to plate, toenail	(3) - 8d
14. Continuous header to stud, toenail	(4) - 8d
15. Ceiling joists, laps over partitions, face nail	(3) - 16d
16. Ceiling joists to parallel rafters, face nail	(3) - 16d
17. Rafter to plate, toenail, ea. side	(2) - 10d
18. 1" brace to each stud and plate, face nail	(2) - 8d
19. 1"x8" sheathing or less to ea bearing, face nail	(2) - 8d
20. Wider than 1"x8" sheathing to ea bearing, face nail	(3) - 8d
21. Built-up corner studs	16d @ 24" o.c
22. Built-up girders and beams top and bott staggered	20d @ 32" o.c. at (2) - 20d at ends and at each splice

- Nails: Nails called out in schedule shall be common wire nails all other nails called for on the drawings shall be common wire nails unless otherwise noted. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
- See plywood nailing schedules for nailing of plywood sheathing. Where nailing is not noted, use 10d @ 6" o.c. at panel edges and 10d @ 12" o.c. at intermediate bearings.
- Predrill nail holes to 70% of nail shank diameter where nails tend to split the wood.
- Bolts: Bolts in wood framing shall be standard machine bolts unless otherwise noted. All bolt holes shall be drilled ½" to ⅞" oversized. Bolt heads and nuts shall bear on standard malleable iron (M.I.) washers or steel hardware. Carriage bolts require M.I. Washers under the nuts only. Bolts in contact with pressure treated members shall be stainless steel A316 or hot-dip galvanized (G185 per ASTM A653 or ASTM A153).

All nuts shall be retightened at completion of job or just prior to closing in with finished construction.

- Holdowns: Holddown connector bolts into wood framing require approved plate washers; and holdowns shall be finger tight and ½ wrench turn just prior to covering the wall framing. Holddown hardware must be secured in place prior to foundation inspection.
- Lag Screws: Lead holes shall be prebored as follows. The lead hole for the shank shall have the same diameter as the shank and the same depth as the length of unthreaded shank. The lead hole for the threaded portion shall have a diameter equal 70 percent of the shank diameter, and a length equal to at least the length of the threaded portion. Lag screws shall be screwed into place, not drive into place. Provide washers per note "7".

CARPENTRY CONT.

- Wood Screws: Lead holes shall be prebored and shall have a diameter of 70% of the root diameter of the screw. Screws shall be screwed into place, not driven into place.
- Metal Connectors: Metal connectors are referred to on the drawings by particular type as manufactured by "Simpson Company, Inc." of Hayward, California. Products of other manufacturers with equivalent load carrying capacities may be used provided that the products have current I.C.B.O. approval. Contractor shall submit product catalog and a table indicating both the designated product and the substituted product along with their respective capacities for approval by the architect. Install all fasteners called for by the product manufacturer unless otherwise noted on the drawings. Use manufacturer supplied nails where thickness of timber precludes the use of common nails.
- Blocking and Bridging: Solid blocking shall not be less than 2 inches in thickness and the full depth of the joist or stud. Joists shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, band or rim joist or to an adjoining stud or when supported in a hanger. Floor joists shall be bridged every 8 feet and roof joists every 10 feet by solid blocking 2 inches thick and the full depth of the joist, or by wood cross bridging of not less than 1 inch by 3 inches or metal cross bridging of equal strength. Where cross bridging is used, the lower ends of such cross bridging shall be driven up and nailed after the floor, subfloor or roof has been nailed.
- Framing for Openings: Provide double trimmer and header joists at all openings that cut joists. Provide joist hangers where joists frame into header and headers frame into trimmers.
- Double joists under all partitions parallel to the joists.
- All wood members in contact with concrete or masonry shall be pressure treated.



GENERAL NOTES

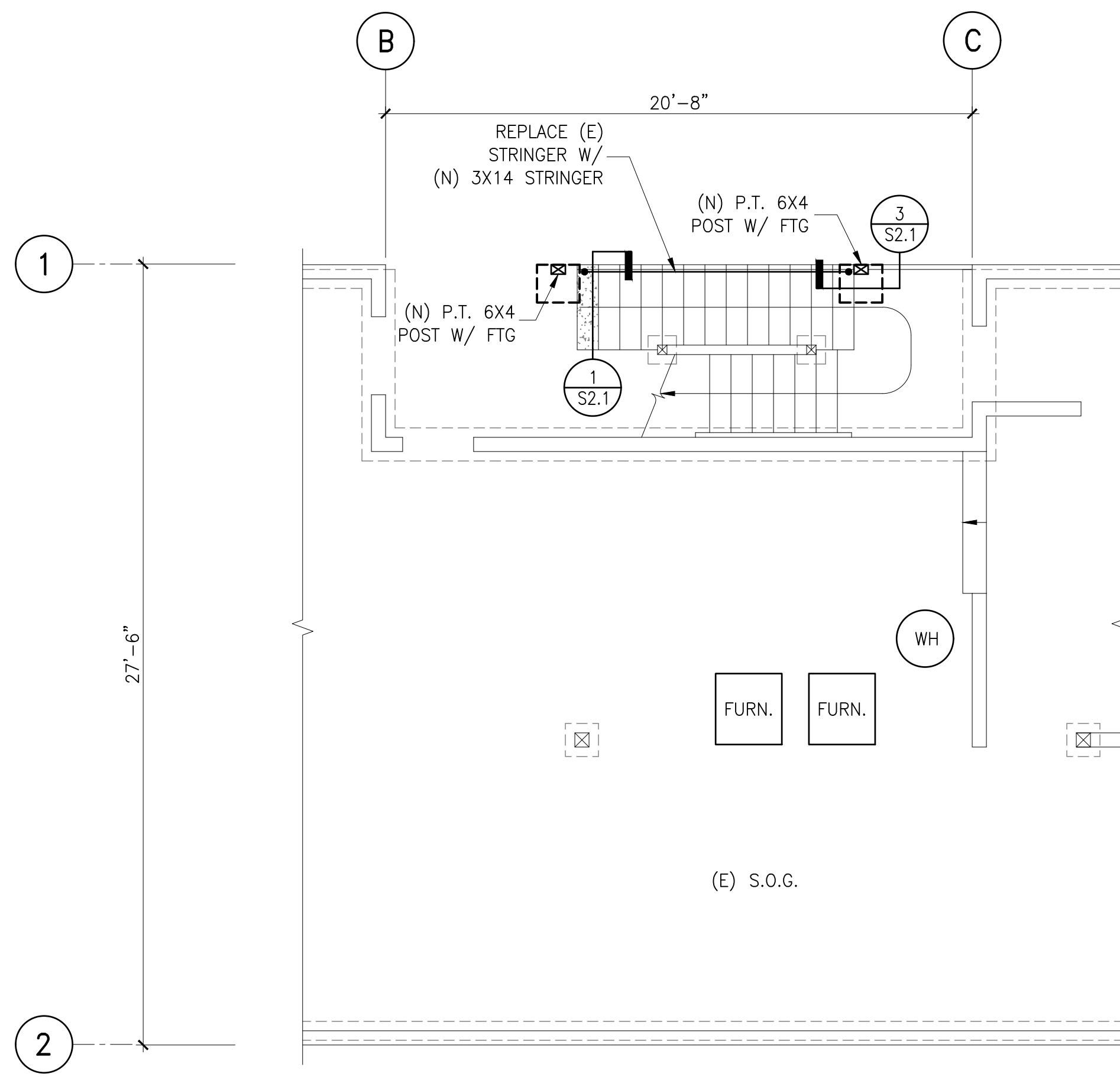
1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

REVISIONS	DATE

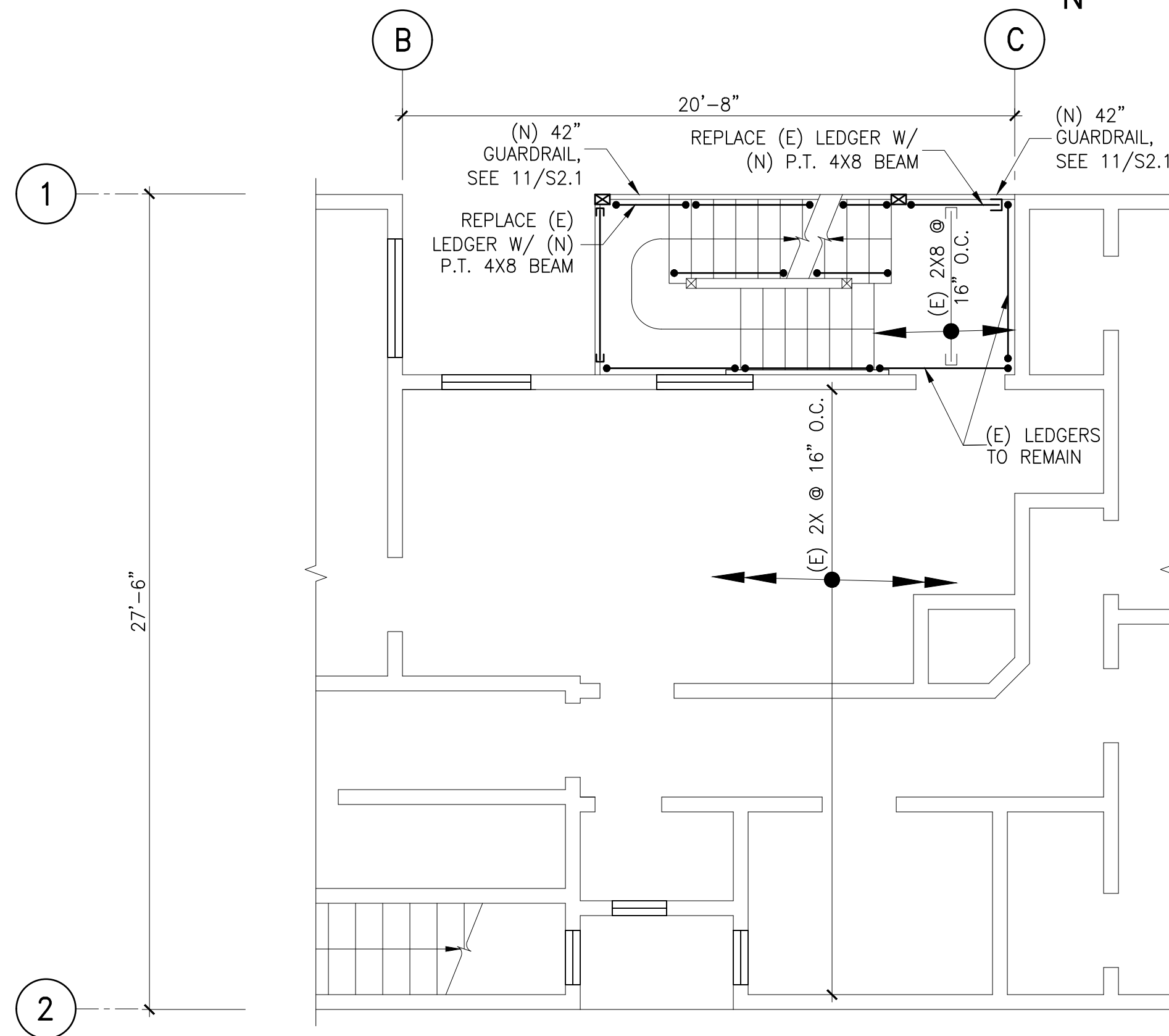


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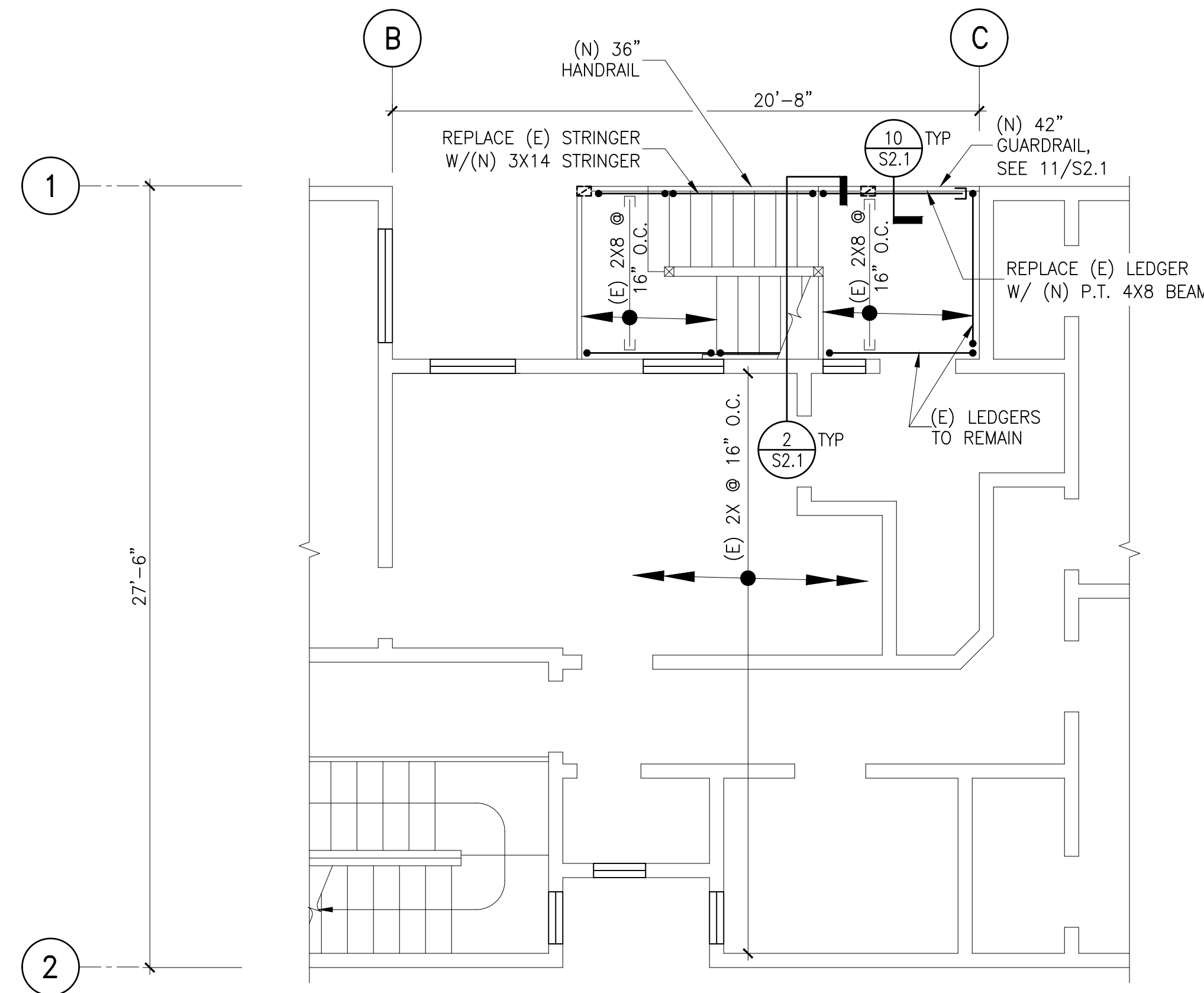
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GROUND FLOOR/FOUNDATION PLAN
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SECOND FLOOR FRAMING PLAN
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THIRD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"
N

PLAN NOTES

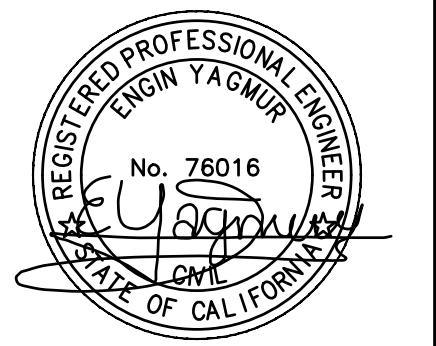
1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. CONTRACTOR SHALL BE LIABLE FOR ANY SHORING, BY MEANS AND METHODS OF CONSTRUCTION.
4. FOR EXTERIOR MEMBERS AND MEMBERS EXPOSED TO CONCRETE, CONTRACTOR SHALL USE GALVANIZED NAILS AND SCREWS, AND PRESSURE TREATED WOOD MEMBERS.



PARTIAL GROUND FLOOR/FOUNDATION & PARTIAL 2ND & 3RD FLOOR FRAMING PLANS

1331 & 1333 CHURCH STREET
SAN FRANCISCO, CA 94114

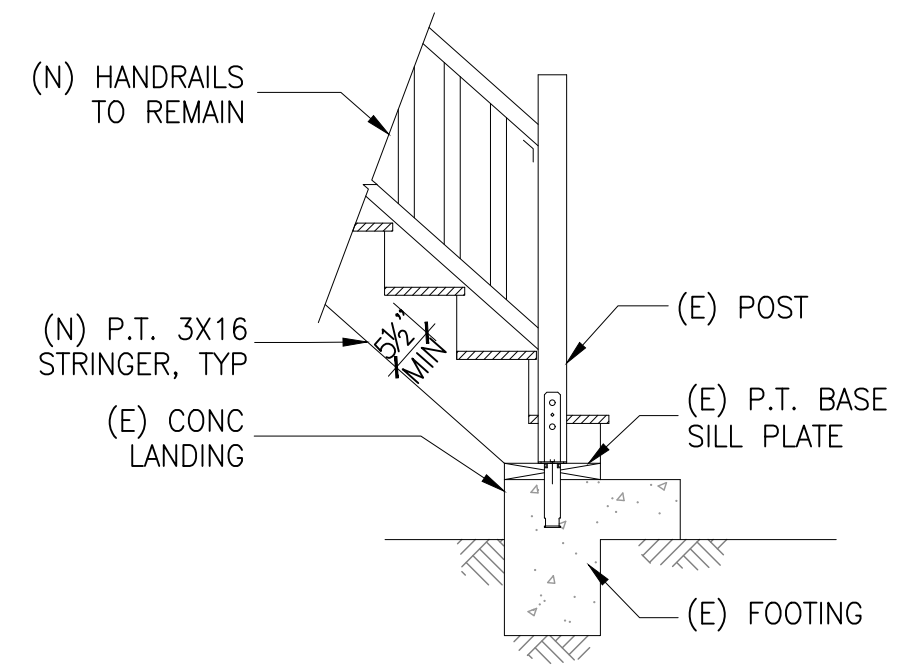
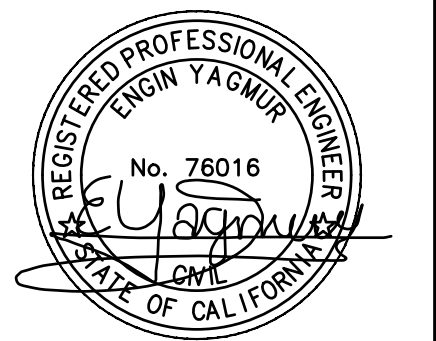
REVISIONS	DATE



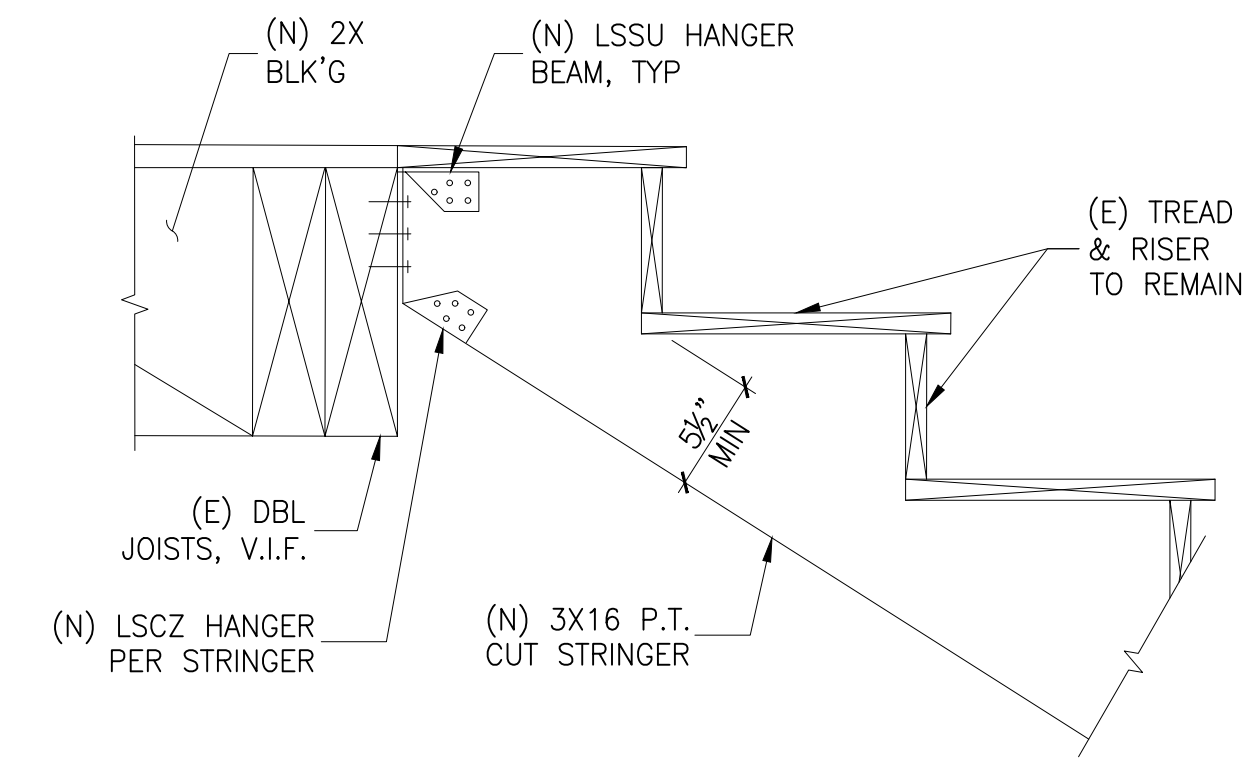
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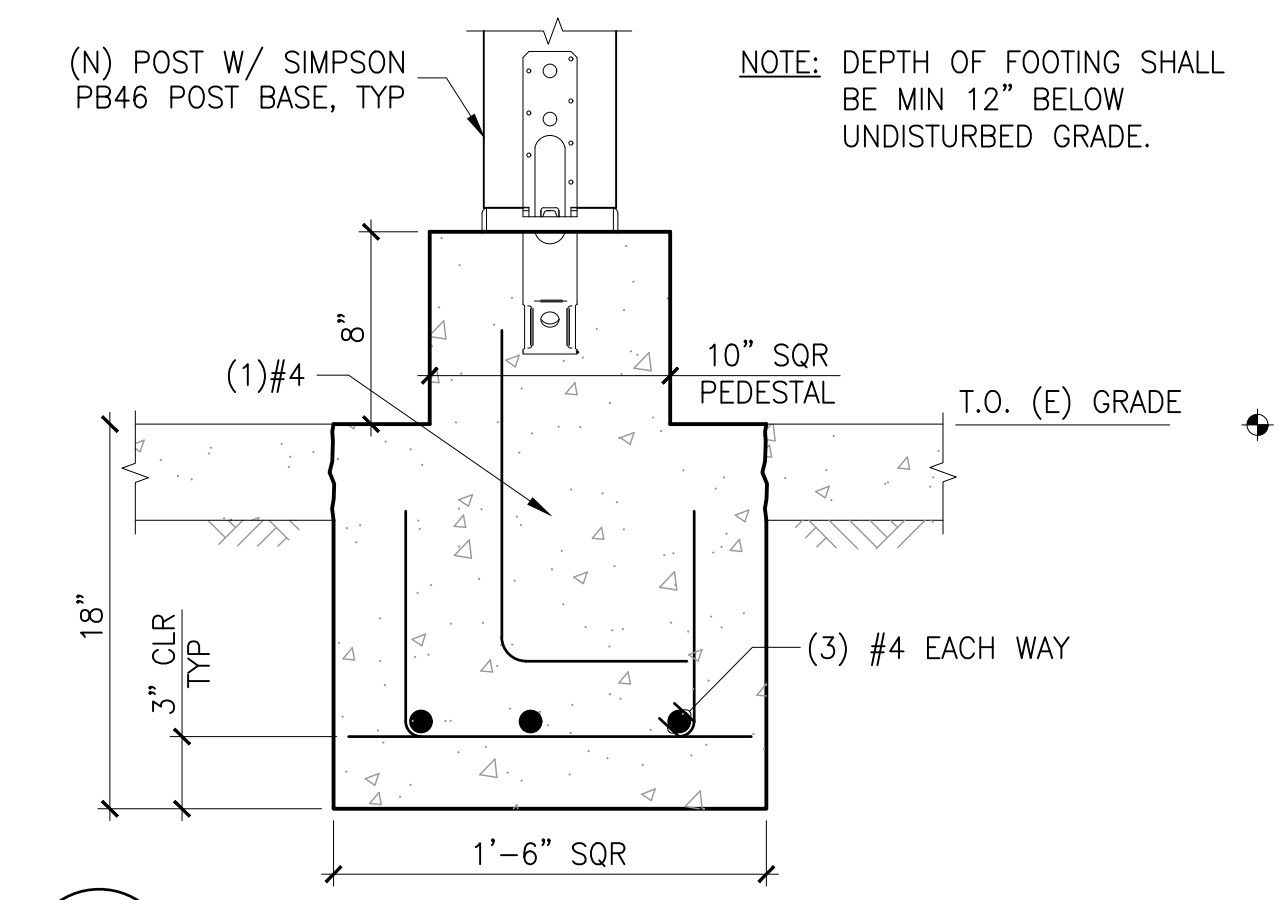
REVISIONS	DATE



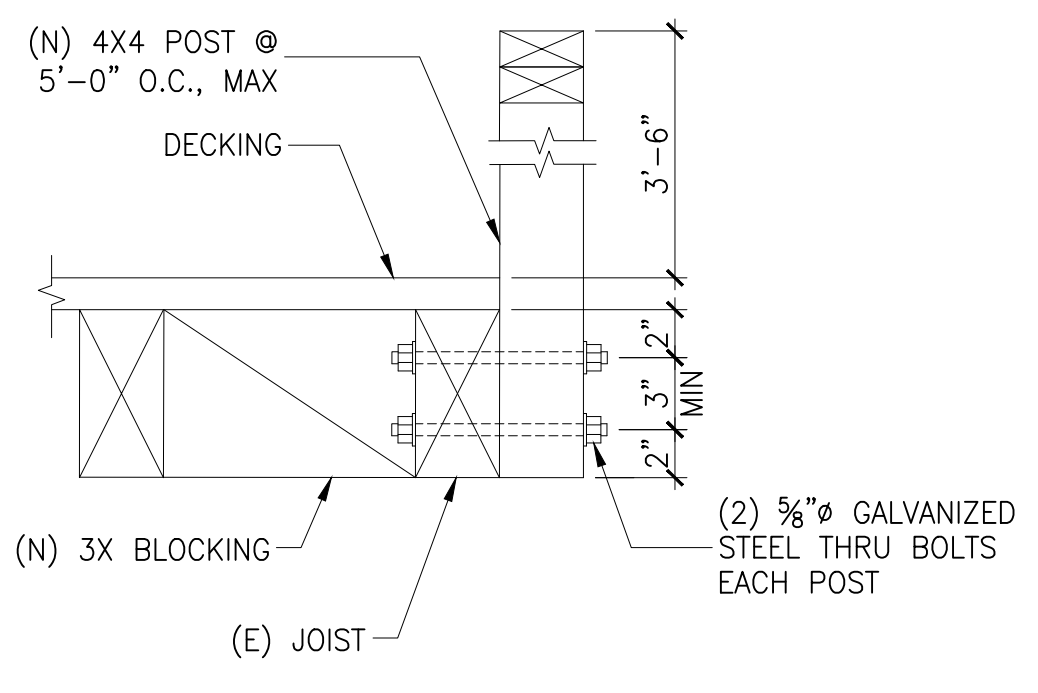
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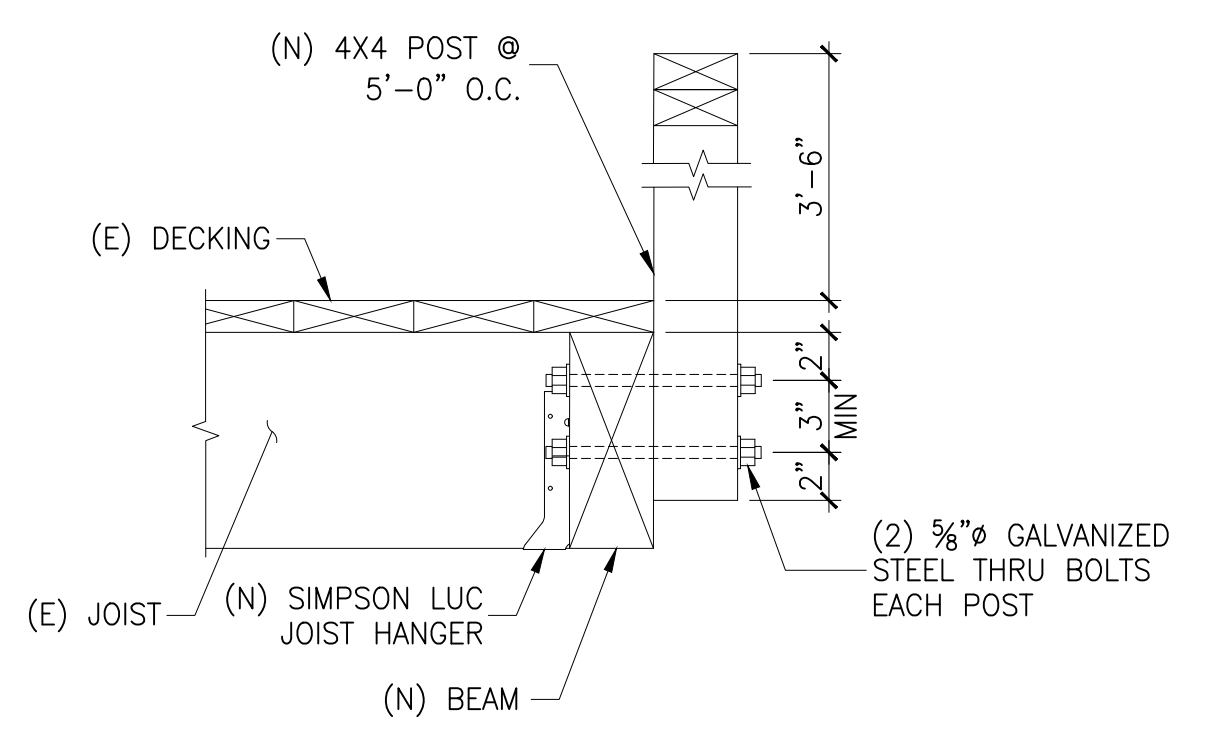
2 TYPICAL WOOD STRINGER SCALE: N.T.S.



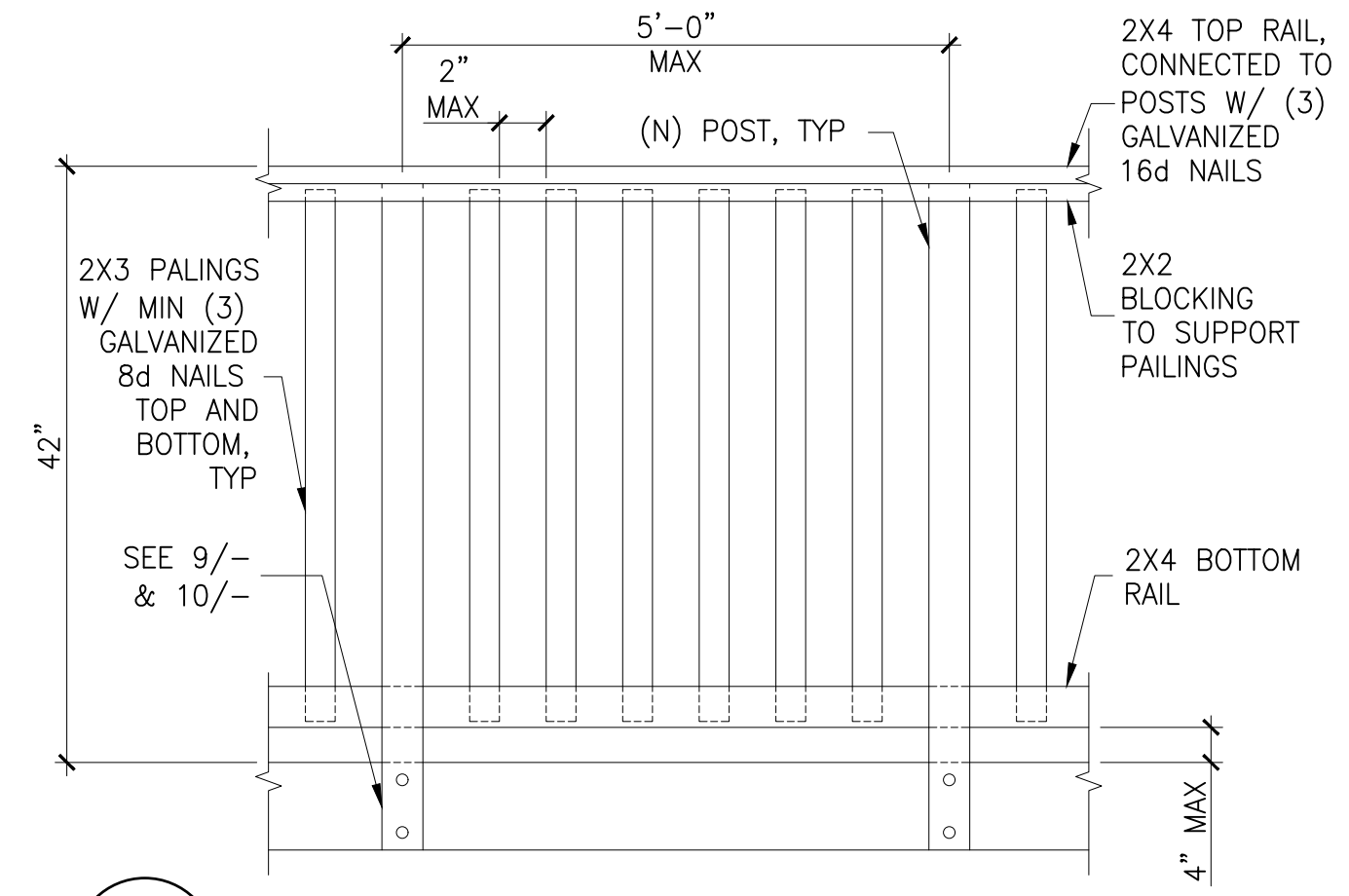
3 CONCRETE FOOTING SCALE: N.T.S.



9 RAILING DETAIL TO WOOD JOIST SCALE: N.T.S.



10 RAILING DETAIL TO WOOD JOIST SCALE: N.T.S.



11 TYPICAL GUARDRAIL DETAIL SCALE: N.T.S.